

# \$999,999 - 16 Rockcliff Point Nw, Calgary

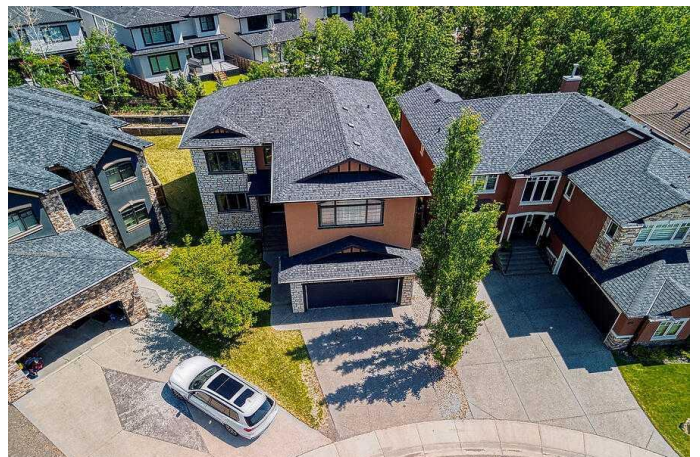
MLS® #A2245598

**\$999,999**

5 Bedroom, 4.00 Bathroom, 2,810 sqft  
Residential on 0.12 Acres

Rocky Ridge, Calgary, Alberta

Location, location, location! Executive two-storey estate home, ideally positioned in the sought-after community of Rock Lake Estates. Backing onto a partially treed green space, this residence offers quick access to parks, walking paths, top-tier schools, and major routes including Crowchild Trail, Stoney Trail, and Highway 1A for easy access to the mountains. With over 3,700 square feet of living space offers ample room for a big family and entertaining. Walk into a large foyer with 20-foot ceilings and open spiral staircase, The main level features an open-concept layout that connects a spacious living room with a gas 3 sided fireplace, a dining area, and a gourmet kitchen complete with stainless steel appliances, a gas range, built-in oven and microwave, granite countertops, a large working island with eating bar, and a corner pantry. Maple hardwood floors throughout the main level. The main floor also includes a private office, a walk-through mudroom with abundant storage that connects to the front entry and attached double garage, a large laundry room, and a stylish two-piece bath. Step outside to a large deck off the kitchen, perfect for entertaining or relaxing while overlooking the fully fenced and landscaped backyard. Upstairs, a generous bonus room with a built-in entertainment center and gas fireplace. Bonus room does have mountain views on a clear day. The master bedroom features a three-sided fireplace, a private upper deck, and an ensuite with a steam



shower, jetted soaker tub, dual vanities, and a spacious walk-in closet. Two additional bedrooms and a four-piece bathroom complete the upper level. Upstairs bathroom has new vinyl plank flooring and new lights have been installed in all the bathrooms above grade. The fully finished basement has lots of potential for change and upgrade. Adds liveable sq ft to the home with a large rec room area, two more bedrooms, a three piece bath, and durable vinyl plank flooring throughout. This exceptional property has a thoughtful design, and a prime location to offer a truly outstanding investment opportunity

Built in 2008

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2245598    |
| Price          | \$999,999   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,810       |
| Acres          | 0.12        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 16 Rockcliff Point Nw |
| Subdivision | Rocky Ridge           |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3G 5Z4               |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Double Vanity, Kitchen Island, Pantry, Walk-In Closet(s)                                                   |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                       |
| Cooling           | None                                                                                                                          |
| Fireplace         | Yes                                                                                                                           |
| # of Fireplaces   | 3                                                                                                                             |
| Fireplaces        | Gas                                                                                                                           |
| Has Basement      | Yes                                                                                                                           |
| Basement          | Finished, Full                                                                                                                |

## Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior Features | Balcony, Private Yard                                |
| Lot Description   | Back Yard, Low Maintenance Landscape, Pie Shaped Lot |
| Roof              | Asphalt Shingle                                      |
| Construction      | Stone, Stucco, Wood Frame                            |
| Foundation        | Poured Concrete                                      |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 4th, 2025 |
| Days on Market | 18               |
| Zoning         | R-CG             |
| HOA Fees       | 263              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Diamond Realty & Associates LTD. |
|----------------|----------------------------------|

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