

# \$1,065,000 - 16 Rockcliff Point Nw, Calgary

MLS® #A2218234

**\$1,065,000**

5 Bedroom, 4.00 Bathroom, 2,810 sqft

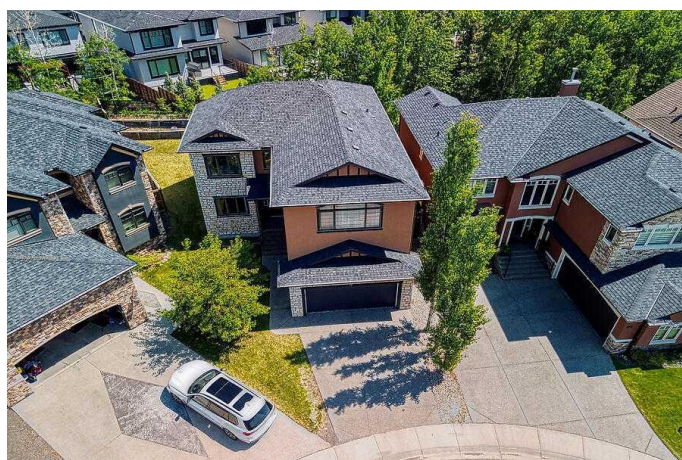
Residential on 0.12 Acres

Rocky Ridge, Calgary, Alberta

Luxury living in this 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 convenience with quick access to parks, scenic walking paths, top-tier schools, and major routes including Crowchild Trail, Stoney Trail, and Highway 1A—making commuting into downtown or weekend trips to the mountains effortless.

With over 3,700 square feet of living space, this home blends luxury and comfort. From the moment you enter the grand foyer with its soaring 20-foot ceilings and open spiral staircase, you'll sense the elegance this home can offer. 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. Rich 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 a spa-like ensuite with a steam shower, jetted soaker tub, dual vanities, and a spacious walk-in closet. Two additional bedrooms and a beautifully finished 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 enhances the home’s livability with a recreation 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® #	A2218234
Price	\$1,065,000
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	June 9th, 2025
Days on Market	40
Zoning	R-CG
HOA Fees	263
HOA Fees Freq.	ANN

**Listing Details**

Listing Office               Diamond Realty & Associates LTD.

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