

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

MLS® #A2218234

**\$1,065,000**

5 Bedroom, 4.00 Bathroom, 2,810 sqft

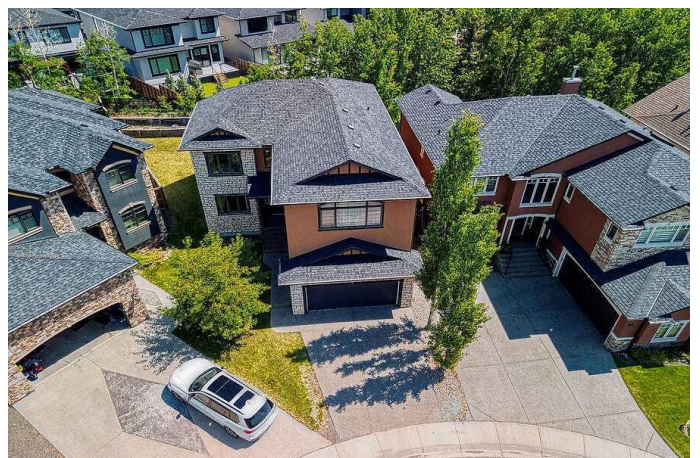
Residential on 0.12 Acres

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™ 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 | 54             |
| Zoning         | R-CG           |
| HOA Fees       | 263            |
| HOA Fees Freq. | ANN            |

**Listing Details**

Listing Office               Diamond Realty & Associates LTD.

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