



117 Rockcliff Bay Calgary Alberta

\$1,595,000

Picture yourself in this incredible showpiece of luxury living in Rock Lake Estates & you'll know you've found the home of your dreams! Tucked away in this exclusive cul-de-sac backing West onto a sports field, this beautifully appointed two storey walkout enjoys a total of 5 bedrooms + den, handscraped hardwood floors & central air, fully-loaded maple kitchen with stainless steel appliances & breathtaking open views of the mountains & surrounding neighbourhood. Custom-built by Elegant Homes, this truly stunning one-owner home has everything you've ever wanted for your family, with a wonderful designer floorplan featuring dramatic great room with soaring 18ft ceilings & stone-facing gas fireplace complemented by built-in wall units, elegant formal dining room perfect for entertaining & West-facing dining nook with an expanse of windows & French door to the wraparound balcony. The amazing chef's kitchen is a sight-to-behold, with its custom cabinetry & upgraded granite countertops, oversized centre island with bar fridge, travertine backsplash & the stainless steel appliances include an Asko dishwasher, Subzero fridge & Dacor gas cooktop & built-in convection oven. The main floor laundry/mudroom comes complete with Samsung washer & dryer, walk-in pantry & coat closet, built-in lockers & cabinets. A total of 4 bedrooms up highlighted by the private owners' retreat with big walk-in closet & ensuite with heated tile floors, granite-topped double vanities, jetted tub & separate shower. Shared by the other 3 bedrooms is the family bathroom with heated tile floors & 2 sinks with granite counters. The walkout level - with multi-zoned electric infloor heating & cork floors, is finished with a 5th bedroom with walk-in closet & ensuite with separate shower & granite counters, loads of storage space & sensational games/rec room with thermostat-controlled gas fireplace & built-...

2pc Bathroom Measurements not available

3pc Bathroom Measurements not available

Recreational, Games room 31.58 Ft x 26.33 Ft

Bedroom 12.58 Ft x 10.75 Ft

2pc Bathroom Measurements not available

Great room 20.42 Ft x 15.92 Ft

Den 9.67 Ft x 9.42 Ft

Laundry room 13.25 Ft x 8.08 Ft

5pc Bathroom Measurements not available

6pc Bathroom Measurements not available

Primary Bedroom 15.92 Ft x 15.92 Ft

Bedroom 16.00 Ft x 11.92 Ft

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Listing Presented By:



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RE/MAX

**RE/MAX REAL ESTATE
(CENTRAL)**

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Dining room 14.25 Ft x 11.92 Ft

Kitchen 19.58 Ft x 15.50 Ft

Other 12.83 Ft x 6.00 Ft

Bedroom 15.42 Ft x 11.83 Ft

Bedroom 13.00 Ft x 11.92 Ft

Loft 20.50 Ft x 9.00 Ft