



## 39 Rockcliff Landing Calgary Alberta

\$1,049,000

Welcome to your dream home in Rock Lake Estates! Nestled on one of the largest lots in the community (almost 8,000 sq ft), this stunning estate home offers everything a growing family could desire incl. 4 bedrooms up & a south-facing yard backing onto a pathway - an outdoor oasis awaits. Step inside to discover a thoughtfully designed main floor that seamlessly combines elegance & functionality. The private den is perfect for a home office, while the formal dining room sets the stage for memorable family gatherings. Enjoy 9' ceilings, vinyl plank flooring & oversized south-facing windows that flood the space with natural light. The heart of the home is the captivating kitchen, featuring custom-built cabinets, granite counters, tiled backsplash, stainless steel appliances (gas roughed in for stove), a generous island + a custom walk through pantry. The family room invites relaxation and conversation complete with a gas fireplace and large window while the nook area provides easy access to your large deck (with gas line) - perfect for entertaining, summer bbq's & watching the family play and gather. Back inside, the mudroom is outfitted with built-in lockers to keep everyone organized, & a stylish powder room completes the main. The inviting upper level features timeless wrought iron spindles leading to a spacious floor plan with 4 bedrooms plus a sunken bonus room with vaulted ceiling. Step through the french doors and discover the impressive primary suite ready to accommodate all your fine furnishings & hosts a bright sitting/reading area with mountain views & sunlight all day long. Enjoy the luxury of a walk-in closet & a spa-like 5 piece ensuite with a tall vanity, 2 sinks, sep. shower & a relaxing soaker tub. A family bath, 2 linen closets + a laundry room w/window complete the upstairs. The basement boasts a 9' ceiling, 5th bedroom (currently a home gym w/sou...

4pc Bathroom 8.83 Ft x 4.92 Ft

5pc Bathroom 16.67 Ft x 10.67 Ft

Bedroom 9.25 Ft x 9.00 Ft

Bedroom 10.42 Ft x 10.58 Ft

Bedroom 12.42 Ft x 12.25 Ft

Primary Bedroom 18.08 Ft x 15.67 Ft

Laundry room 9.25 Ft x 5.00 Ft

2pc Bathroom 5.17 Ft x 6.33 Ft

Breakfast 11.08 Ft x 5.17 Ft

Dining room 11.67 Ft x 11.42 Ft

Kitchen 18.00 Ft x 14.17 Ft

Living room 18.67 Ft x 14.25 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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RE/MAX Real Estate (Mountain View)

<http://www.myhomemycalgary.com/>



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**REALTY**

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Bonus Room 18.92 Ft x 16.58 Ft

Den 9.08 Ft x 9.08 Ft