



## 16 Rockcliff Point Calgary Alberta

\$1,190,000

Discover luxury living in this stunning 2-storey estate home, perfectly situated in the coveted Rock Lake Estates community. Backing onto a partially treed space, this home offers privacy while remaining close to all amenities. Easy access to parks, walking paths, schools, Crowchild Trail, Stoney Trail, and the 1A Highway. Easy access to the city center and mountains. Boasting over 3,700 sq. ft. of living space, 3 gas fireplaces, this home with exceptional value. The grand foyer welcomes you with soaring 20-foot ceilings and open spiral staircase. The open-concept kitchen flows into the living and dining areas, creating the perfect setting for entertaining. The gourmet kitchen features stainless steel appliances, including a gas range, built-in oven and microwave, granite countertops, a large working island with an eating bar, and a corner pantry. The main floor also includes a private office, and a custom walk through mudroom with ample storage that opens in the main entrance and goes to the back entrance to the garage. A spacious laundry room, and a 2-piece bath also located on the main level. Maple hardwood flooring on main level. Step outside from the kitchen to a large deck looking onto fully fenced and landscaped backyard. Ceramic tile in the washrooms. Closets are all double doored. Upstairs features a versatile bonus room with a built-in entertainment center and fireplace. There are mountain views from the bonus room. Master bedroom is a true retreat, featuring a 3-sided fireplace, a private deck overlooking the backyard, and a spa-like ensuite with a steam shower, jetted soaker tub, dual sinks, and a generous walk-in closet. Two additional large bedrooms and a 4-piece bath complete the upper level. The fully finished basement provides even more living space, huge recreation room, two additional bedrooms, a 3-piece bath, and durable vinyl plank flooring. Don't...

Other 27.67 Ft x 15.75 Ft

Furnace 10.33 Ft x 19.00 Ft

Bedroom 10.25 Ft x 16.42 Ft

Bedroom 13.17 Ft x 9.17 Ft

3pc Bathroom 4.92 Ft x 8.33 Ft

Other 10.33 Ft x 6.17 Ft

Kitchen 13.25 Ft x 10.33 Ft

Dining room 9.58 Ft x 16.33 Ft

2pc Bathroom 4.92 Ft x 7.75 Ft

Laundry room 5.33 Ft x 7.83 Ft

Bonus Room 22.42 Ft x 19.42 Ft

4pc Bathroom 8.42 Ft x 8.00 Ft

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

Listing Presented By:



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**Other** 6.00 Ft x 7.25 Ft

**Office** 10.67 Ft x 9.92 Ft

**Living room** 17.42 Ft x 17.92 Ft

**Breakfast** 12.58 Ft x 11.17 Ft

**Bedroom** 11.17 Ft x 13.75 Ft

**Bedroom** 11.67 Ft x 9.83 Ft

**Primary Bedroom** 16.58 Ft x 16.00 Ft