



## 42 RockCliff Heights Calgary Alberta

\$1,699,000

Built by Bright Custom Homes, a reputable builder with many years of experience and countless happy customers, 42 Rock Cliff Heights NW is a stunning custom-built luxury home in the prestigious Rock Lake Estates community on an 8000 sqft pie shape lot. Offering 3,600 sqft of above-ground living space and an additional 1,500 sqft in the basement, this meticulously designed residence seamlessly blends elegance, functionality, and modern comfort. The main floor features a grand foyer with soaring ceilings, a dedicated office, a formal dining room, and an open-concept living area with a cozy fireplace. The gourmet kitchen boasts top-of-the-line appliances, custom cabinetry, an oversized island, and a walk-in pantry with a prep bar, while a stylish wine display rack adds a touch of sophistication. Upstairs, the home offers four spacious bedrooms, each with its own en-suite bathroom, along with a luxurious primary retreat featuring a spa-like en-suite with dual vanities, a freestanding soaker tub, and a walk-in closet. A generous bonus room provides additional living space, perfect for family gatherings. The basement, with a convenient side entrance, is roughed in for hydronic in-floor heating and offers the potential for a future secondary suite, subject to approval and permitting by the city/municipality. Additional highlights include a triple-car garage, a mudroom with built-in lockers, and high-end finishes such as engineered hardwood, custom tilework, and designer lighting throughout. Situated in the sought-after Rock Lake Estates, this home offers access to walking trails, parks, top-rated schools, and convenient proximity to major roadways, connecting you to downtown Calgary and the Rocky Mountains. Currently at the framing stage, this home presents a rare opportunity for you to work with an interior designer to create your own custom finishes, making it uniquely y...

Primary Bedroom 13.00 Ft x 16.83 Ft

Bedroom 11.25 Ft x 12.00 Ft

Bedroom 11.00 Ft x 12.50 Ft

Bedroom 10.67 Ft x 11.67 Ft

Bonus Room 13.67 Ft x 5.33 Ft

3pc Bathroom 5.00 Ft x 9.83 Ft

Other 9.00 Ft x 9.67 Ft

Kitchen 17.00 Ft x 9.17 Ft

Pantry 7.50 Ft x 8.17 Ft

Breakfast 12.00 Ft x 12.50 Ft

Dining room 10.67 Ft x 4.50 Ft

Living room 16.50 Ft x 16.83 Ft

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

Listing Presented By:



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eXp Realty



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca

3pc Bathroom 5.00 Ft x 9.75 Ft

3pc Bathroom 5.83 Ft x 8.42 Ft

5pc Bathroom 11.83 Ft x 15.08 Ft

Office 10.67 Ft x 13.00 Ft

Other 10.00 Ft x 10.17 Ft

2pc Bathroom 6.08 Ft x 6.25 Ft