



# 1 Rock Lake Point Calgary Alberta

\$1,279,000

Location location location! Welcome to your dream home, just 20 meters from the Calgary transit bus stop, making commuting a breeze! Enjoy the convenience of a short 5-minute drive to the Tuscany LRT station, and take advantage of being a 2-minute drive to William D. Pratt Junior High. You will appreciate the proximity to Renert Private School, Royal Oak K-3 School, YMCA and Beacon Hill shopping complex. This property is listed at the most competitive price within the Rocky Ridge community and the premium NW Calgary area. Step inside to discover ultra-modern luxury combined with cozy interiors, complete with high-end upgrades that elevate your living experience. Situated on one of the largest corner lots, enjoy breathtaking views of downtown and the mountains right from your bedroom window. The solid exterior features high-end materials including a concrete driveway, stucco, composite siding, dual pane casement windows, a triple car garage, and a side entrance. Inside, you'll find 2470+ sq ft of living space with 4 bedrooms and 3.5 bathrooms, all illuminated by ample natural light, provided by the extra-large custom windows. On the main floor you'll find an 18-foot foyer, office, mud room, powder room, living area, spice kitchen, and main kitchen equipped with high-end appliances. The kitchen area boasts a unique quartz dining table that matches the kitchen island, which can seat 8 people. Upstairs, there are 4 bedrooms and 3 full bathrooms, including 2 secondary bedrooms with 3 pc ensuites, and a spacious, bright loft area perfect for relaxing. The primary bedroom offers a luxurious 5 pc ensuite and a walk-in closet with drawers and shelving. Step outside to the beautifully landscaped backyard, a true oasis for relaxation and entertainment. The backyard features a spacious patio area perfect for outdoor dining and gatherings, lush green lawns, and meticulously maintained...

Office 8.42 Ft x 10.08 Ft  
 Living room 13.08 Ft x 12.92 Ft  
 Dining room 15.58 Ft x 7.75 Ft  
 Kitchen 15.58 Ft x 10.75 Ft  
 Other 6.92 Ft x 8.83 Ft  
 2pc Bathroom 6.92 Ft x 5.75 Ft

Bedroom 11.58 Ft x 10.42 Ft  
 Bedroom 10.42 Ft x 12.33 Ft  
 Bedroom 13.58 Ft x 9.92 Ft  
 5pc Bathroom 13.50 Ft x 9.83 Ft  
 3pc Bathroom 9.17 Ft x 5.00 Ft  
 3pc Bathroom 8.33 Ft x 4.92 Ft

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Listing Presented By:



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**RE/MAX Realty Professionals**

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Primary Bedroom 12.92 Ft x 13.00 Ft