



# 91 Rock Lake View Calgary Alberta

\$1,199,000

OPEN HOUSE AUG 26 & 27 from 1 - 3PM. This home comes with over 2500 sqft, a triple car garage and a legal 800 sqft carriage suite. Nestled on a large 42-foot wide lot, this exceptional new residential home offers an unrivaled blend of style and functionality. As you enter the home, your greeted with a grand entrance in an open to below area. The main floor offers an inviting office room, a convenient 2-piece bathroom, a spacious kitchen with an impressive 11-foot island, and a cozy 13 by 18 living room adorned with a charming gas fireplace, this residence provides ample space for your family's comfort and convenience. The basement is unfinished and awaiting your creative touch. Car enthusiasts will rejoice with the inclusion of a spacious triple garage, providing plenty of room for vehicles and extra storage. The possibilities are endless, whether you desire a workshop or additional space for recreational gear. Not only does this property offer luxurious living with premium finishes, but it also presents an exceptional investment opportunity with the legal carriage suite above the garage. Enjoy the 800 square feet flexibility of dual living spaces, where you can welcome guests or generate rental income, maximizing the property's potential while maintaining upmost privacy. The garage suite comes with its separate furnace, hot water tank, and electrical panel. Furthermore, it has a separate side entrance allowing maximal privacy and safety for homeowners. What truly sets this property apart is the opportunity to bring your vision to life. Embrace the chance to collaborate with a design team and create your dream custom home. Tailor the layout, finishes, and features to suit your unique tastes and lifestyle, ensuring every detail reflects your personal style. (id:6769)

- Den 13.00 Ft x 10.58 Ft
- Other 7.67 Ft x 3.50 Ft
- Other 7.50 Ft x 6.58 Ft
- 2pc Bathroom 5.92 Ft x 5.75 Ft
- Living room 13.00 Ft x 18.00 Ft
- Kitchen 9.67 Ft x 20.92 Ft
- Other 5.83 Ft x 9.50 Ft
- 4pc Bathroom 5.92 Ft x 14.08 Ft
- Laundry room 7.50 Ft x 6.00 Ft
- Bonus Room 12.83 Ft x 11.00 Ft
- 5pc Bathroom 11.25 Ft x 10.58 Ft
- Primary Bedroom 13.00 Ft x 15.00 Ft
- Laundry room 3.42 Ft x 4.25 Ft
- Living room 9.58 Ft x 11.17 Ft

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

Listing Presented By:



Originally Listed by:  
eXp Realty

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

Dining room 12.00 Ft x 10.00 Ft

Bedroom 12.00 Ft x 11.67 Ft

Bedroom 11.00 Ft x 11.67 Ft

Kitchen 6.00 Ft x 11.17 Ft

Bedroom 10.50 Ft x 11.17 Ft