

**54 Rockcliff Landing NW**  
**Calgary, Alberta**

**MLS # A2165267**



**\$1,299,000**

<b>Division:</b>	Rocky Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,788 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Additional Parking, Concrete Driveway, Covered, Driveway, E		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De		

<b>Heating:</b>	Boiler, Combination, Central, In Floor, Forced Air, See Remarks, Zoned	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Concrete, Hardwood, See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

**Inclusions:** Pool table and accessories, theatre room electronics and seating, dishwasher and beverage fridge in basement wet bar, all gym equipment, TV and TV mount in gym, dart board, deep freeze in kitchen pantry, stand up fridge/freezer in garage, shelving and storage units in garage, security system (no contract), waterfall wall feature, in-ceiling/in-wall speaker system.

Welcome to Rock Lake Estates, where luxury living meets natural tranquility. This executive residence offers picturesque views backing onto Rock Lake and an abundant wooded greenspace. Custom-built and spanning an impressive 5,037 square feet of fully developed living space, this home is sure to impress. As you step inside, you will observe the sophisticated interior, beginning in the elegant foyer with custom copper-inlaid coffered ceiling. The living room showcases Brazilian cherry hardwood flooring, a soaring cathedral ceiling, floor-to-ceiling windows to capture the exquisite scenery, as well as a grand gas fireplace and waterfall feature. The chef's kitchen is equipped with granite countertops, top-of-the-line appliances, and a walk-in pantry with built-in shelving and a full-size stand-up freezer for additional kitchen storage. The spacious dining area opens to the large balcony (with gas BBQ hookup), with another perfect vantage point to enjoy the breathtaking landscape. The expansive main floor primary bedroom is the ultimate retreat, with a sitting area and direct balcony access to more sensational views. A spa-inspired ensuite (equipped with a soaker tub, glass block walk-in shower, dual vanities, and heated flooring), and sizeable walk-through closet complete the expansive primary bedroom. Additional main floor amenities include a powder room, laundry/mudroom (with cabinetry, bench seat, and sink) and direct access to the oversized triple attached heated garage (with 220V wiring, sink, and storage). The upper-level loft features a bonus room and den (which could easily be converted into another bedroom), and exhibits more magnificent sights. The fully finished walkout basement is designed for entertaining, with a large recreation/billiards room (equipped with a pool table), a wet bar with fridge and dishwasher, a gym/exercise room, and a theatre room with

a Cinema-style seating. The lower level also includes three additional bedrooms and a full bathroom with glass enclosed walk-in shower. Step into nature, in the serene and private backyard, with meticulous landscaping and an inviting pergola/seating area! Other notable features here include: central air conditioning (2023), in-floor heating throughout the basement, garage, and primary ensuite (with a new boiler installed in 2024), water softener system (2023), water filtration system (2023), some triple pane windows (south windows, 2024), built-in speaker system throughout the home (powered by Sonos), Adobe theatre room receiver and projector (2023), and updated landscaping! Don't miss out! Call now!