

**2 Rockcliff Heights NW
Calgary, Alberta**

MLS # A2200648



\$1,399,000

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,812 sq.ft.	Age:	2013 (12 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Driveway, Triple Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Cork, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s)

Inclusions: N/A

Welcome to the prestigious Summit Rock Lake Estates! This beautiful estate home offers over 3900 square feet of living area and is situated on a massive corner lot which backs on to a lovely wooded, green space with a pond. Enter the spacious foyer, pass the private office/flex space, and follow the gleaming hardwood to the functional, open concept main floor. The living room has a cozy gas fireplace, the large dining area is large enough to accommodate guests or a growing family, and the well-equipped kitchen will impress even the most particular chefs. The kitchen has stunning granite counter tops, a huge waterfall island, gas cooktop, wall oven, built-in microwave, French door refrigerator and access to the tiled mud room and triple car garage. Off the dining room is the balcony that is perfect for barbecuing, entertaining or relaxing as you are embraced by the wildlife in the wooded area and pond behind your property. The upper floor has a fantastic bonus room with loads of built-in cabinetry, the ultra conveniently located laundry room, and four bedrooms. The massive primary bedroom with a vaulted ceiling has a private retreat area, walk in closet, and luxurious 5-piece ensuite with a double sided fireplace. The fully developed lower level has walk out access to the spacious backyard, a wet bar, rec room, two more bedrooms and plenty of storage. This area of Rocky Ridge is conveniently located off Country Hills Blvd with easy access to Hwy 1A, the Rocky Ridge YMCA, a Co-op Grocery store and Royal Oak Centre with a Walmart Super-Centre. This area is highly sought-after for its beautiful lakes, parks and miles of walking paths. Don't miss this opportunity to own in The Summit Rock Lake Estates!