

\$999,999 - 16 Rockcliff Point Nw, Calgary

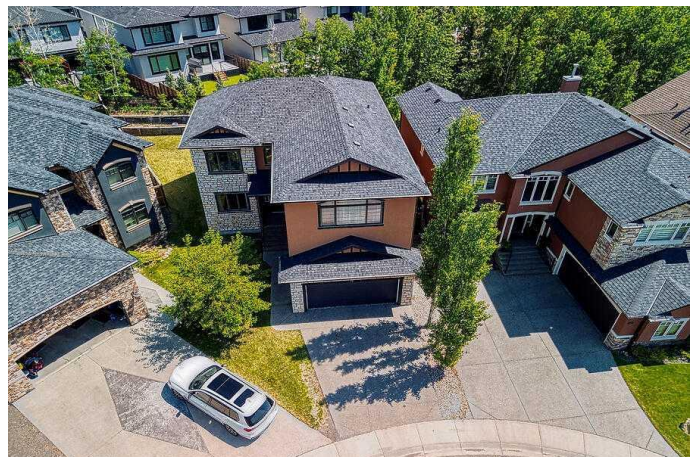
MLS® #A2245598

\$999,999

5 Bedroom, 4.00 Bathroom, 2,810 sqft
Residential on 0.12 Acres

Rocky Ridge, Calgary, Alberta

Location, location, location! Executive two-storey estate home, ideally positioned in the sought-after community of Rock Lake Estates. Backing onto a partially treed green space, this residence offers quick access to parks, walking paths, top-tier schools, and major routes including Crowchild Trail, Stoney Trail, and Highway 1A for easy access to the mountains. With over 3,700 square feet of living space offers ample room for a big family and entertaining. Walk into a large foyer with 20-foot ceilings and open spiral staircase, The main level features an open-concept layout that connects a spacious living room with a gas 3 sided fireplace, a dining area, and a gourmet kitchen complete with stainless steel appliances, a gas range, built-in oven and microwave, granite countertops, a large working island with eating bar, and a corner pantry. Maple hardwood floors throughout the main level. The main floor also includes a private office, a walk-through mudroom with abundant storage that connects to the front entry and attached double garage, a large laundry room, and a stylish two-piece bath. Step outside to a large deck off the kitchen, perfect for entertaining or relaxing while overlooking the fully fenced and landscaped backyard. Upstairs, a generous bonus room with a built-in entertainment center and gas fireplace. Bonus room does have mountain views on a clear day. The master bedroom features a three-sided fireplace, a private upper deck, and an ensuite with a steam



shower, jetted soaker tub, dual vanities, and a spacious walk-in closet. Two additional bedrooms and a four-piece bathroom complete the upper level. Upstairs bathroom has new vinyl plank flooring and new lights have been installed in all the bathrooms above grade. The fully finished basement has lots of potential for change and upgrade. Adds liveable sq ft to the home with a large rec room area, two more bedrooms, a three piece bath, and durable vinyl plank flooring throughout. This exceptional property has a thoughtful design, and a prime location to offer a truly outstanding investment opportunity

Built in 2008

Essential Information

MLS® #	A2245598
Price	\$999,999
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,810
Acres	0.12
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	16 Rockcliff Point Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5Z4

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features, Double Vanity, Kitchen Island, Pantry, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Low Maintenance Landscape, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	August 4th, 2025
Days on Market	78
Zoning	R-CG
HOA Fees	263
HOA Fees Freq.	ANN

Listing Details

Listing Office	Diamond Realty & Associates LTD.
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.