

**45 Rockcliff Heights NW**  
**Calgary, Alberta**

**MLS # A2302349**



**\$2,049,000**

<b>Division:</b>	Rocky Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,530 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	8	<b>Baths:</b>	5
<b>Garage:</b>	Quad or More Attached, Tandem		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	City Lot, Landscaped, Lawn, See Remarks, Underground Sprinklers		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bidet, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, See Remarks, Storage, Tankless Hot Water, Tray Ceiling(s), Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	N/A		

One of the best designed homes in Rock Lake Estates, a single family home only area in Calgary NW Rocky Ridge! Built by Crystal Creek, this custom designed home has a complete floor plan that provides the large family with most everything that you need! Quality finishing detail is provided throughout this home, a 2 Storey, 8 Bedroom (not a typo) 5 Bathroom Design with a Total of 5,051 sq ft Developed! Fully Finished Walkout basement, with a Quad attached garage (a triple front with a tandem parking bay). The 1,557 sq ft main level features a front bedroom, full bathroom with a tiled stand up shower that has a sitting bench, ideal for parents, large living room with gas fireplace and built in shelving, open dining area, and gourmet kitchen with panel Sub Zero Fridge and Freezer, Wolf Gas Cooktop Stove, Jenn Air built in oven and microwave oven, and built in dishwasher. Also a central office/study room, ideal for a homework station! And a walk through pantry from the mudroom entry. A portion of the walkout deck is enclosed with a Sunroom off the dining area to enjoy the westerly views from. The 1,973 sq ft upper level has a front Bonus Room, and a total of 5 bedrooms. The primary bedroom features a Tray Ceiling design, and it's own Upper Balcony! The ensuite spa has a relaxing steam shower with sitting bench, large soaker tub, double vanity counter, and enclosed toilet. There is a Junior Master Bedroom with a full ensuite bathroom, and an upper floor laundry room. The 1,521 sq ft lower walkout level has 2 bedrooms, one currently has a rubber mat flooring for a gym setup, full bathroom, huge L-shaped wet bar with bar fridge installed, and an open rec room area. The walkout patio level is screened. The SW backyard is fenced and landscaped, and there is in ground sprinklers. There are two furnaces, and Central Air is installed for the upper floor. Quality

Finishing throughout, as you have come to expect from Crystal Creek. Spacious, luxurious, and well designed! And a quick possession! Near the YMCA, quick access to Stoney Trail, established schools, shopping, restaurants and much more! Be sure to book your showing soon!