



GRASSROOTS
REALTY GROUP

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11 Rockcliff Hill NW
Calgary, Alberta

MLS # A2216115



\$1,625,000

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,217 sq.ft.	Age:	2013 (12 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Corner Lot, Landscaped, Pie Shaped Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: Air conditioning x2, cabinets in garage, metal shelving, garage heater

Experience refined elegance in this stunningly renovated, luxury 5-bedroom residence nestled in one of the area's most prestigious NW neighborhoods. From the moment you arrive, the home's commanding curb appeal, manicured landscaping, heated triple car garage and stately facade set a tone of timeless sophistication. Step inside to find over 4,720 square feet of thoughtfully designed living space, where every detail has been meticulously orchestrated to offer a seamless blend of modern comfort and classic charm by the award winning Marvel Cabinetry and Renovations. Gleaming hardwood floors run throughout the main level, complemented by high ceilings, intricate detailing, and designer lighting. The grand foyer leads past a private office, an intimate dining room that flows into an open concept living area, eating nook and massive kitchen. This section of the home is filled with natural light pouring through expansive windows. The gourmet chef's kitchen is a showpiece of both style and function, featuring custom cabinetry, upgraded stainless steel appliances, custom quartz countertops, a large centre island with bar seating, custom hood fan, and a walk thru pantry. The adjacent family room is spacious but offers a cozy fireplace and custom built-ins, perfect for entertaining or relaxing evenings at home. The upper level boasts 3 generously sized bedrooms, including a lavish primary suite with a ceiling detail, a large walk-in closet, and a spa-inspired ensuite bath complete with a soaking tub, glass-enclosed shower, and dual vanities. The additional bedrooms are oversized and offer ample closet space and share a beautifully updated bathroom. The upper bonus room is a perfect retreat for family time away from the main floor activity. The fully finished walkout basement provides an exceptional extension of living space, a media or games

room, fitness studio, or private guest quarters. It features a large recreation area, 2 large bedrooms one with an ensuite and an additional full bathroom for your convenience. Outside, enjoy seamless indoor-outdoor living with multiple outdoor spaces including a private deck, lower-level patio, and professionally landscaped yard—perfect for alfresco dining, entertaining, or simply enjoying camp fires and time together. Additional features include a heated three-car garage, a dedicated mudroom with builtins and tons of space for all your gear. This turnkey home redefines luxury living, offering unparalleled quality and a lifestyle of comfort, space, and sophistication.