



GRASSROOTS
REALTY GROUP

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42 RockCliff Heights NW
Calgary, Alberta

MLS # A2241917



\$1,690,000

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,670 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Central, High Efficiency, In Floor Roughed-In, Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	RC-2
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Chandelier, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound

Inclusions: N/A

Built by Bright Custom Homes, a reputable builder with many years of experience and countless happy customers, 42 Rock Cliff Heights NW is a stunning custom-built luxury home in the prestigious Rock Lake Estates community on an 8000 sqft pie shape lot. Offering 3,600 sqft of above-ground living space and an additional 1,500sqft of undeveloped space in the basement, this meticulously designed residence seamlessly blends elegance, functionality, and modern comfort. The main floor features a grand foyer with soaring ceilings, a dedicated office, a formal dining room, and an open-concept living area with a cozy fireplace. The gourmet kitchen boasts top-of-the-line appliances, custom cabinetry, an oversized island, and a walk-in pantry with a prep bar, while a stylish wine display rack adds a touch of sophistication. Upstairs, the home offers four spacious bedrooms, 3 bedrooms with their own en-suite bathroom, along with a luxurious primary retreat featuring a spa-like en-suite with dual vanities, a freestanding soaker tub, steam shower, and a walk-in closet with a make up vanity. A generous bonus room provides additional living space, perfect for family gatherings. The basement, with a convenient side entrance, is roughed in for hydronic in-floor heating and offers the potential for a future secondary suite, subject to approval and permitting by the city/municipality. Additional highlights include a triple-car garage, a mudroom with built-in lockers, and high-end finishes such as engineered hardwood, custom tilework, and designer lighting throughout. Situated in the sought-after Rock Lake Estates, this home offers access to walking trails, parks, top-rated schools, and convenient proximity to major roadways, connecting you to downtown Calgary and the Rocky Mountains. Don't miss this extraordinary opportunity—contact us today to schedule your private

showing!