



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

76 ROCK LAKE View NW
Calgary, Alberta

MLS # A2266400



\$1,399,000

| | | | |
|------------------|---|---------------|------------------|
| Division: | Rocky Ridge | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,611 sq.ft. | Age: | 2022 (3 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Triple Garage Attached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Yard, Creek/River/Stream/Pond, Front Yard, Landscaped, Treed | | |

| | | | |
|--------------------|--|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Tile, Vinyl, Wood | Sewer: | - |
| Roof: | Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Stone, Stucco, Wood Frame | Zoning: | DC |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) | | |
| Inclusions: | NONE | | |

Experience luxury living in this exquisite two-storey estate home in the prestigious Rock Lake Estates. Offering over 3,500 sq.ft. of beautifully finished living space, this residence features 10 ft ceilings on the main floor and a dramatic 19 ft open-to-below living room with expansive windows that fill the home with natural light. The gourmet kitchen boasts quartz countertops, premium stainless steel appliances, gas cooktop, large island, and custom cabinetry. A cozy gas fireplace and elegant hardwood floors enhance the main level, along with a convenient main floor bathroom. Upstairs offers a spacious bonus room, perfect for family gatherings, along with well-appointed bedrooms and an upper-level laundry room for added convenience. The luxurious primary suite includes a spa-inspired ensuite and walk-in closet. The fully finished walk-out basement provides additional living and entertaining space and opens to a private backyard backing onto a pond and mature trees. High-end finishing and timeless design throughout make this home truly exceptional.