



**95 Rock Lake View NW  
Calgary, Alberta**

**MLS # A2287258**



**\$1,569,900**

<b>Division:</b>	Rocky Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,125 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Rear		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Few Trees, Low Maintenance Landscape, No Neighbours Behind, Rectangular		

**Heating:** In Floor, Fireplace(s), Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Laminate, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Stone, Vinyl Siding, Wood Frame

**Zoning:** DC

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Built-in Features, Ceiling Fan(s), Chandelier, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Storage, Walk-In Closet(s), Wet Bar

**Inclusions:** (2) Dishwasher, (2) Dryer, (2) Refrigerator, (2) Stoves, (2) Washer, Window Coverings, Hoodfan, Microwave Oven, (2) Garage Door Opener, (2) controls, A/C Unit, Water Softener, Water Osmosis System

Triple Car Garage | 2-Bedroom legal Suite Over Garage Earning \$2,100/Month | Over 3,400 square feet of living space. This home is a thoughtful nod to multigenerational living, anchored by a triple car garage that is cleverly split into a double and a single bay. A carriage house over the garage offers a legal suite featuring 2 beds 1 bath and over 750 sqft of space. As you step inside the main house, you're welcomed by high ceilings and large, sun-filled windows that create a bright and open feel. The main living room features a beautiful gas fireplace, perfect for relaxing evenings at home. The kitchen is both stylish and functional, complete with granite countertops, soft-close cabinetry, and a gas stove &mdash; ideal for everyday living and entertaining. A spacious mudroom offers access to the backyard deck and the triple attached garage. The main floor also includes a generous den or home office and a convenient 2-piece bathroom. Upstairs, you'll find three well-sized bedrooms, each with its own private ensuite &mdash; a rare and highly desirable feature. The upper-level laundry room includes a sink for added convenience. The primary bedroom is a true retreat, showcasing a stunning 5-piece ensuite and a walk-in closet with plenty of space. The fully finished basement adds even more versatility, featuring two additional bedrooms and a large entertainment area complete with a wet bar &mdash; perfect for hosting family and friends. The carriage house legal suite is fully self-contained with two bedrooms, a 4-piece bathroom, and a beautiful kitchen equipped with stainless steel appliances, a pantry, and ample storage. This exceptional property offers space, comfort, and flexibility &mdash; all designed to support modern multigenerational living.