



76 ROCK LAKE View NW
Calgary, Alberta

MLS # A2291245



\$1,369,900

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,611 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	4
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:	N/A		

Step into elegance with this exquisite two-storey estate home, nestled within the prestigious and sought community of Rock Lake Estates. Spanning over 3,500 square feet of impeccably finished living space, this residence is a masterclass in sophisticated design and timeless comfort. The main floor welcomes you with grand 10-foot ceilings, creating an immediate sense of airy openness. At the heart of the home, a dramatic 19-foot open-to-below living room captivates the senses, where expansive windows frame serene views and flood every corner with radiant natural light. The gourmet kitchen is a culinary enthusiast's dream, showcasing gleaming quartz countertops, premium stainless steel appliances, a professional-grade gas cooktop, a sprawling central island, and custom cabinetry that marries form and function beautifully. Gather around the cozy gas fireplace in the adjoining living area, where elegant hardwood floors flow seamlessly underfoot. A thoughtfully placed main floor bathroom adds a layer of everyday convenience. Ascend to the upper level, where a spacious bonus room awaits—an ideal retreat for cherished family gatherings or quiet relaxation. The well-appointed bedrooms offer serene sanctuaries, complemented by the ultimate practicality of an upper-level laundry room. The luxurious primary suite is a true haven, featuring a spa-inspired ensuite that pampers and a walk-in closet designed for indulgence. The fully finished walk-out basement extends the living experience, offering a versatile space perfect for entertaining or unwinding. Step outside to your private backyard oasis, a tranquil escape that backs onto a shimmering pond and mature trees, ensuring peace and privacy. With high-end finishes and a timeless design ethos throughout, this home is not just a place to live—it's a statement. Truly exceptional in every way.