



**106 Rock Lake Heights NW
Calgary, Alberta**

MLS # A2298601



\$1,600,000

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,243 sq.ft.	Age:	2019 (7 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

A rare offering in prestigious Rock Lake Estates, this exceptional custom home blends upscale design, generous living space, and a beautifully private natural setting, perfect for families who want both comfort and elegance. Surrounded by tall trees, storm ponds, and lakes, this impressive home offers over 4,000 sq ft of thoughtfully designed living space with 9' ceilings and 8' doors throughout, creating an airy and refined feel from the moment you walk in. The open-concept main floor is ideal for both everyday living and entertaining, featuring a warm gas fireplace and a chef-inspired kitchen complete with a top-of-the-line gas range, built-in refrigerator, microwave, dishwasher, and eating bar. A versatile main floor den offers space for a home office, study, or music room, while the well-designed mudroom with built-in bench and cabinetry adds practical function for busy family life. With ample storage throughout, blinds already installed, and air conditioning for the warmer months, this home is as comfortable as it is beautiful. Upstairs, the primary suite serves as a peaceful retreat with a 5-piece ensuite featuring a jetted tub, separate vanities, and a walk-in closet. Two of the secondary bedrooms are connected by a Jack and Jill bathroom, while the fourth bedroom has its own ensuite, ideal for an older child, guests, or multigenerational living. The walk-up basement extends the home's versatility with 2 large bedrooms, a full bathroom, and a spacious recreation area with a bar fridge, perfect for entertaining, relaxing, or creating a fun family hangout space. Outside, the upper-level deck is ideal for summer barbecues and quiet evenings, all set against the privacy and beauty of the mature tree-lined backyard. Completing the home is a heated triple-car garage with room for vehicles, bikes, and extra storage, plus a total of 6 parking spaces. Located close to excellent

schools, including Renert, William D. Pratt, St. Ambrose, and St. Francis High School, as well as the YMCA and shopping like Sobeys and Co-op, this home offers the perfect balance of luxury, functionality, and everyday convenience in one of NW Calgary's most desirable communities.