



**45 Rockcliff Heights NW
Calgary, Alberta**

MLS # A2302349



\$2,049,000

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,530 sq.ft.	Age:	2014 (12 yrs old)
Beds:	8	Baths:	5
Garage:	Quad or More Attached, Tandem		
Lot Size:	0.18 Acre		
Lot Feat:	City Lot, Landscaped, Lawn, See Remarks, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bidet, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Pantry, See Remarks, Storage, Tankless Hot Water, Tray Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: N/A

One of the best designed homes in Rocky Ridge! Built by Crystal Creek, this custom designed home has a complete floor plan that provides the large family with most everything that you need! Quality finishing detail is provided throughout this home, a 2 Storey, 8 Bedroom (not a typo) 5 Bathroom Design with a Total of 5,051 sq ft Developed! Fully Finished Walkout basement, with a Quad attached garage (a triple front with a tandem parking bay). The 1,557 sq ft main level features a front bedroom, full bathroom with a stand up shower, ideal for parents, large living room with gas fireplace and built in shelving, open dining area, and gourmet kitchen with panel Sub Zero Fridge and Freezer, Wolf Gas Cooktop Stove, Jenn Air built in oven and microwave oven, and built in dishwasher. Also a central office/study room, ideal for a homework station! A portion of the walkout deck is enclosed with a Sunroom off the dining area to enjoy the westerly views from. The 1,973 sq ft upper level has a front Bonus Room, and a total of 5 bedrooms. The primary bedroom features a Tray Ceiling design, and it's own Upper Balcony! The ensuite spa has a relaxing steam shower with sitting bench, large jetted tub, double vanity counter, and enclosed toilet. There is a Junior Master Bedroom with a full ensuite bathroom, and an upper floor laundry room. The 1,521 sq ft lower walkout level has 2 bedrooms, one currently has a rubber mat flooring for a gym setup, full bathroom, huge L-shaped wet bar with bar fridge installed, and an open rec room area. The walkout patio level is screened. The SW backyard is fenced and landscaped, and there is in ground sprinklers. There are two furnaces, and Central Air is installed for the upper floor. Quality Finishing throughout, as you have come to expect from Crystal Creek. Spacious, luxurious, and well designed! And a quick possession! Be sure to

book your showing soon!