



**6 Rockcliff Landing NW
Calgary, Alberta**

MLS # A2126608



\$1,499,000

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,693 sq.ft.	Age:	2004 (20 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, Garden, Landscaped, See Remarks, Views		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Elevator, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Vaulted Ceiling(s), Wet Bar

Inclusions: Ovens(2), Hood Fan, All Window Blinds, Garage Opener with Remote Controls, Alarm Equipment, Office Desk, Security Cameras & Recording System, Central Airconditioner

Have you ever imagined living in your own chateau, complete with turrets, intricate stonework, and rooms with curved walls? Nestled in a tranquil grove of trees and overlooking a SERENE POND, this extraordinary home offers a daily retreat into nature while being just minutes from city conveniences. As soon as you enter, the thoughtful and unique design is evident. To the right, a circular den features built-in bookshelves, a custom curved desk, and elegant curved glass doors. The original ceiling detail adds a unique touch to this space. Opposite the den, the formal dining room boasts graceful curved walls with a refined plaster finish and an open layout, perfect for intimate dinners. Moving towards the back of the house, you'll notice the stunning stone arches and accent walls that add to the unique character of the home. The family room is exceptionally spacious and features beautiful views of the trees and pond, as well as a cozy fireplace. The kitchen features raised panel cabinetry, under-cabinet lighting, granite counter-tops, and a spacious island. Stainless steel appliances, including a five-burner gas range & double wall ovens, provide both functionality and style. The dining nook offers a bright spot for casual meals and morning coffee, with direct access to the upper deck. The main floor also includes a stylish powder room, a separate laundry room, and a spacious mudroom that leads to the oversized garage. Head to the second floor via a beautiful curved staircase that combines the elegance of hardwood with the practicality of tile. Or, take the convenient ELEVATOR, which services all three levels of the house, and opens into a spacious loft with characteristic curved walls. The PRIMARY SUITE FEATURES not one, but TWO ENSUITES! The first ensuite includes a clawfoot tub, separate shower, and a two-way fireplace shared with the bedroom, offering

stunning views. The second ensuite has a luxurious steam shower. Additionally, the primary suite boasts two walk-in closets, providing ample storage space. Two more bedrooms on this level share a well-appointed bathroom with a large shower. The walkout level is a haven for entertainment, featuring a cozy games area with heated, stamped concrete flooring, a wet bar, and a wine cellar reminiscent of a private pub. The massive family room includes another fireplace and built-in media units. This level also has a fourth bedroom, a bathroom, and a versatile room currently used as an art studio, easily convertible to a fifth bedroom. Step outside to the backyard, and you'll find that once the trees are in full leaf, the space is transformed into a private oasis. Enjoy the fire-pit and the serene outdoor setting, perfect for relaxing and connecting with nature. The backyard also features an underground sprinkler system to keep the landscaping lush and vibrant. Located minutes from the YMCA, shopping, restaurants & a large playing field for the kids, this "chateau" is ideal for those who value unique design and convenience.