



\$ 1,265,800.00

## 95 ROCKCLIFF LANDING NW CALGARY

<https://paulbrinton.com>

Built to sell for \$1.5M, this home is in a class all by itself, with over \$250,000 of upgrades not seen in any home in the area. This 2 storey walk-out custom home with mountain views on a pie-shaped south facing lot is meant to impress from the moment you...

- 5 beds
- 4 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey

**MLS ® #:** A1150545

**Type:** Detached

**Bedrooms:** 5

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-10-29 19:36:29

**Bathrooms:** 4

**Bedrooms Above Grade:** 3

**Date added:** 10/02/21

**Lot size:** 6577 sq ft

**Year built:** 2010

**Parking:** Aggregate, Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Oversized, Triple Garage Attached

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Fireplace Features:** Double Sided, Gas, Living Room, Mantle, Other

**Exterior Features:** Lighting, Private Entrance, Private Yard, Rain Gutters

**District:** CAL Zone NW

**Total Parking:** 6

**Flooring:** Carpet, Ceramic Tile, Hardwood

**Community Features:** Park, Schools Nearby, Playground, Street Lights, Shopping Nearby

**Fencing:** Fenced

**Cooling:** None



**Interior Features:** Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Natural Woodwork,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Storage,Tankless Hot Water,Walk-In Closet(s)

**Roof Type:** Asphalt Shingle

**Lot Features:** Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Lawn,Low Maintenance Landscape,Gentle Sloping,Landscaped,Level,Street Lighting,Pie Shaped Lot,Private,Views

**Heating Type:** In Floor,Natural Gas

## PROPERTY INFORMATION

**Basement:** Finished, Walk-Out

**Laundry features:** Upper Level

**Transaction Type:** For Sale

**Photo Count:** 50

**Construction Materials:** ICFs (Insulated Concrete Forms)

**Foundation:** ICF Block

**Appliances:** Dishwasher,Dryer,Garage Control(s),Gas Stove,Range Hood,Refrigerator,Tankless Water Heater,Washer,Water Softener,Window Coverings,Wine Refrigerator

**Subdivision Name:** Rocky Ridge

**Lot Size Acres:** 0.15

**Levels:** Two

**Zoning:** R-C1

**List Price Square Foot:** \$ 393.47

**Rooms Above Grade:** 7

**Suite:** No

**Frontage Metres:** 12.35M 40`6"

**Living Area SF:** 3217.00

**Structure Type:** House

**Restrictions:** None Known

