

# \$1,275,000 - 63 Rockcliff Landing Nw, Calgary

MLS® #A2206825

**\$1,275,000**

5 Bedroom, 6.00 Bathroom, 3,565 sqft

Residential on 0.15 Acres

Rocky Ridge, Calgary, Alberta

ESTATE HOME | MOUNTAIN VIEWS |

PRIVATE ELEVATOR | 5 BEDROOMS | |

Welcome to this custom-built luxury estate in the prestigious Rock Lake Estates community of Rocky Ridge. Step into the main level and discover a spectacular front living room, featuring SOARING CEILINGS, wall-to-wall built-in bookshelves, and a rolling ladder.

Enjoy direct access to a PRIVATE

COURTYARD with a WOOD

FIREPLACE—extending the living space

outdoors. Large dining room is highlighted by

soaring 18'™ ceilings and towering

2-STOREY WINDOWS that flood the space

with natural light. Family room features custom

built-ins and a gas fireplace, with a patio door

opening to the sunny SOUTH FACING

BACKYARD—perfect for outdoor living. At

the heart of the home, the kitchen is designed

to impress with GRANITE countertops, GAS

COOKTOP, DOUBLE BUILT-IN-OVENS, a

large ISLAND that seats four, walk-in PANTRY

and a bright BREAKFAST NOOK. You'll

love the main floor CASITA, a PRIVATE

SUITE with HEATED FLOORS and its own

4-PC ENSUITE—ideal for multi-generational

living, a nanny suite, or home office. Laundry

room with built-in storage and a utility sink

complete the main floor. Upstairs, relax in the

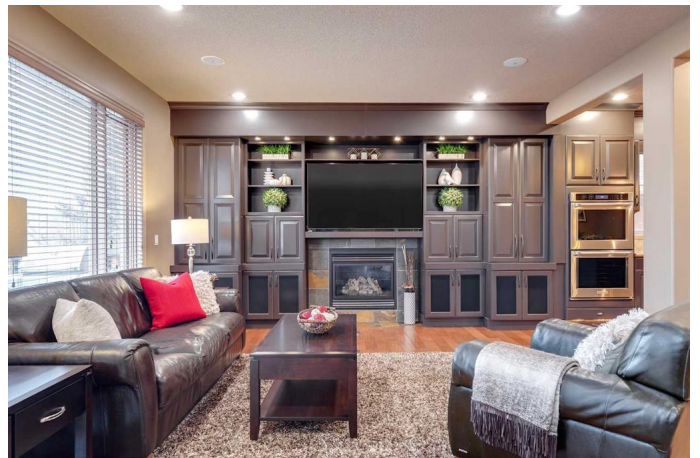
huge primary bedroom with MOUNTAIN

VIEWES, a 4-PC ENSUITE with heated floor

and a generous walk-in closet. The 2nd

bedroom is a kid's dream—complete

with a private 3-PC ENSUITE with heated



floor, and a walk-in closet. The 3rd bedroom is equally impressive, complete with its own 4-PC ENSUITE and walk-in closet, ensuring everyone enjoys their own private sanctuary. Lower level is designed for both comfort and entertainment, with a REC ROOM, WET BAR, 5th BEDROOM, 4-PC bathroom, and a large FLEX SPACE for a hobby room (220V), gym, theatre..whatever you need. Wine cellar with storage. HEATED STAMPED CONCRETE FLOORING throughout. This home is powered by an advanced HYDRONIC HEATING SYSTEM (2024) for efficient in-floor warmth and a forced-air furnace (2025). Double garage features HEATED FLOOR, and a SIDE-MOUNT garage opener. Outside, enjoy the spacious sunny backyard featuring a deck with a retractable AWNING and backing onto a WALKING PATH. BONUS FEATURES include a PRIVATE ELEVATOR with access to all three levels, 5-ton CENTRAL AC (2025), and a 3-ZONE IRRIGATION system. Located just minutes from parks, top-rated schools, shopping, restaurants, golf courses, and with easy access to the Rocky Mountains and downtown Calgary, this is luxury living at its finest.

Built in 2005

**Essential Information**

MLS® #	A2206825
Price	\$1,275,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	3,565
Acres	0.15
Year Built	2005
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	63 Rockcliff Landing Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5Z5

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Driveway
# of Garages	2

### Interior

Interior Features	Bookcases, Breakfast Bar, Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Walk-In Closet(s), Bar, Elevator
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Refrigerator, Washer, Window Coverings, Double Oven, Gas Cooktop
Heating	Boiler, Forced Air, Natural Gas, Electric
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Courtyard, Private Yard
Lot Description	Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	March 29th, 2025
-------------	------------------

Days on Market	33
Zoning	R-CG

## **Listing Details**

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.