

780-380-6207  
meghan@meghanrobinson.net

42 RockCliff Heights NW  
Calgary, Alberta

MLS # A2189033



**\$1,699,000**

<b>Division:</b>	Rocky Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,670 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Pie Shaped Lot		

<b>Heating:</b>	Central, High Efficiency, In Floor Roughed-In, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RC-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Chandelier, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound

**Inclusions:** Fridge & Freezer, Gas Range, Dishwasher, Microwave.

Built by Bright Custom Homes, a reputable builder with many years of experience and countless happy customers, 42 Rock Cliff Heights NW is a stunning custom-built luxury home in the prestigious Rock Lake Estates community on an 8000 sqft pie shape lot. Offering 3,600 sqft of above-ground living space and an additional 1,500 sqft in the basement, this meticulously designed residence seamlessly blends elegance, functionality, and modern comfort. The main floor features a grand foyer with soaring ceilings, a dedicated office, a formal dining room, and an open-concept living area with a cozy fireplace. The gourmet kitchen boasts top-of-the-line appliances, custom cabinetry, an oversized island, and a walk-in pantry with a prep bar, while a stylish wine display rack adds a touch of sophistication. Upstairs, the home offers four spacious bedrooms, each with its own en-suite bathroom, along with a luxurious primary retreat featuring a spa-like en-suite with dual vanities, a freestanding soaker tub, and a walk-in closet. A generous bonus room provides additional living space, perfect for family gatherings. The basement, with a convenient side entrance, is roughed in for hydronic in-floor heating and offers the potential for a future secondary suite, subject to approval and permitting by the city/municipality. Additional highlights include a triple-car garage, a mudroom with built-in lockers, and high-end finishes such as engineered hardwood, custom tilework, and designer lighting throughout. Situated in the sought-after Rock Lake Estates, this home offers access to walking trails, parks, top-rated schools, and convenient proximity to major roadways, connecting you to downtown Calgary and the Rocky Mountains. Currently at the framing stage, this home presents a rare opportunity for you to work with an interior designer to create your own custom finishes, making it

uniquely yours. Don't miss this extraordinary opportunity—contact us today to schedule your private showing!