

# \$1,599,900 - 95 Rock Lake View Nw, Calgary

MLS® #A2232263

**\$1,599,900**

7 Bedroom, 6.00 Bathroom, 3,068 sqft

Residential on 0.12 Acres

Rocky Ridge, Calgary, Alberta

Over 4,000 SQFT of Living Space | Triple Car Garage | Legal 2-Bedroom legal Suite Over Garage Earning \$2,100/Month\*\*\* Welcome to Rock Lake Estates in the prestigious community of Rocky Ridge! This stunning and spacious custom home offers over 4,000 square feet of luxurious living space with a total of 7 bedrooms and 5.5 bathrooms, perfect for large or multi-generational families. The main level welcomes you with soaring open-to-above ceilings, elegant luxury vinyl plank flooring, quartz countertops, and high-end stainless steel appliances. A chef's dream kitchen features a large central island, ample cabinetry, and expansive counter space—perfect for entertaining. Upstairs, you'll find 3 generously sized bedrooms, each with their own private ensuite bathrooms, offering privacy and comfort for the whole family. The fully finished basement includes a large open family/recreation room, 2 additional bedrooms, and another full bathroom—ideal for guests or teens. One of the standout features is the 2-bedroom legal suite above the garage, complete with its own private entrance, full kitchen, laundry, and bathroom—currently generating \$2,100/month in rental income. Additional highlights include a triple attached garage, ample storage throughout, and a beautifully landscaped yard. Located in a quiet, upscale enclave with easy access to schools, parks, walking paths, public transit, and the Shane Homes YMCA, this home is the perfect blend



of luxury, functionality, and investment potential. Donâ€™t miss outâ€”book your private showing today!

Built in 2022

**Essential Information**

MLS® #	A2232263
Price	\$1,599,900
Bedrooms	7
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	3,068
Acres	0.12
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	95 Rock Lake View Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 0E9

**Amenities**

Amenities	Playground, Recreation Facilities
Parking Spaces	3
Parking	Triple Garage Attached
# of Garages	3

**Interior**

Interior Features	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Tile, Gas Log
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	June 24th, 2025
Days on Market	70
Zoning	DC
HOA Fees	263
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Royal LePage Blue Sky
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