

\$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 | 51 |
| Zoning | DC |
| HOA Fees | 263 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|-----------------------|
| Listing Office | Royal LePage Blue Sky |
|----------------|-----------------------|

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