

\$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	55
Zoning	DC
HOA Fees	263
HOA Fees Freq.	ANN

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.