

# 69 ROCKCLIFF HEIGHTS NW



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— THE  
**McKELVIE**  
— GROUP.com

**real**  
Real Broker

## 69 ROCKCLIFF HEIGHTS NW

Welcome to this stunning dream home located in a peaceful cul-de-sac on a large pie lot that backs onto a walking path and a grove of trees. This luxurious bungalow is a true gem and boasts exceptional features that make it stand out from the rest. As you enter through the solid maple front door, you're greeted by 10-foot ceilings, 8-foot interior doors, and high-end distressed hickory flooring that exudes luxury throughout the house. The family room features beautiful wainscotting, a wall of maple built-ins and bookshelves, and a stunning 2-way stone fireplace shared with the dining nook and kitchen. The kitchen is truly the heart of the home and is equipped with top-of-the-line Miele appliances, a unique limestone backsplash with real fossils, and a high-end Vent-a-Hood hood fan with a custom Hammersmith cover. The walk-through pantry leads to a spacious mudroom with plenty of cabinets and hooks, and the dedicated laundry room offers even more convenience and functionality. The dining nook offers plenty of space for larger gatherings, and the back deck is a peaceful oasis that's perfect for relaxing with a cool drink or hosting a summer BBQ. The home office is spacious and perfect for staying productive and focused. The primary suite is a true retreat with vaulted ceilings, a cozy 2-way fireplace, and a luxurious ensuite with a soaker tub, steam shower, heated floors and dual sinks. The walk-in closet has not one, but two chandeliers, a granite-topped island, and a full-length mirror. It's like having your own private spa! The walkout basement is designed for entertainment and relaxation and features a huge rec/games room with cork flooring, a wet bar, a third fireplace, and a wall of windows overlooking the yard and green space. The two additional bedrooms, a full bathroom, and a fantastic flex room that can serve as a sewing or craft room complete the lower level. The home also has a new infloor heating system in the basement with a transferable warranty for the new owners, valued at \$18K. The backyard is beautifully maintained and features garden and veggie beds, fruit trees, and an adorable shed that matches the house, adding charm and additional storage. The outdoor living space is perfect for spending evenings relaxing and enjoying the peaceful atmosphere with a cozy fireplace and a hookup for a TV. Just beyond the back gate, a walking path invites you to stretch your legs and enjoy the serene surroundings. This home is in a peaceful location, and is also conveniently close to the YMCA, shopping, transit, and other amenities. It really is the best of both worlds! Don't miss the opportunity to make this luxurious bungalow your own private retreat!



**69 Rockcliff Heights NW Calgary, AB T3G 0C7**

**Residential**

**Active**

**A2045876**

**Banner:**

***Watch the full cinematic video tour!***

**DOM:** 47

**LP:** \$1,695,000.00

**OP:** \$1,990,000.00



**Class:** Detached  
**County:** Calgary  
**Type:** House  
**Levels:** One  
**Year Built:** 2010  
**LINC#:** [0034561531](#)  
**Arch Style:** Bungalow  
**Possession:** 60 Days / Neg  
**Lot Dim:**  
**Front Length:** 3.50M 11`6"  
**Legal Desc:** 1014173;10;15  
**Legal Pln:** 1014173 **Blk:** 10

**City:** Calgary  
**Subdivision:** Rocky Ridge  
**Ttl Beds:** 3  
**F/H Bth:** 2/1  
**RMS SQFT:** 2,299.21  
**LP/SF:** \$737.21  
**Suite:** No

**Lot Size:** 9633 SqFt  
**Lot Depth:** 9.95 M 32.66'

**Lot:** 15 **Condo:** No

**Zoning:** R-C1  
**Title to Lnd:** Fee Simple  
**Disclosures:** No Disclosure  
**Restrict:** Easement Registered On Title, Restrictive Covenant-Building Design/Size, Utility Right Of Way  
**Tax Amt/Yr:** \$8,722.00/2022  
**Loc Imp Amt:**  
**Front Exp:** NE

**Rooms & Measurements**

<b>Baths:</b>	<b>2P</b>	<b>3P</b>	<b>4P</b>	<b>5P</b>	<b>6P</b>	<b>Bed Abv:</b> 1	<b>Main:</b> 213.60	<b>Mtr2</b>	2,299.21	<b>SqFt</b>
<b>EnSt Bth:</b>	1	0	1	0	0	<b>Rms Abv:</b> 6	<b>Blw Grade:</b> 126.15	<b>Mtr2</b>	1,357.87	<b>SqFt</b>
	0	0	0	1	0		<b>Total AG:</b> 213.60	<b>Mtr2</b>	2,299.21	<b>SqFt</b>

**Garage Dims (L x W):** 24`5" x 22`11"

**Property Information**

**Basement:** Finished, Walk-Out  
**Heating:** In Floor, Forced Air, Natural Gas, See Remarks  
**Construction:** Shingle Siding, Stone, Stucco  
**Foundation:** Poured Concrete  
**Exterior Feat:** Courtyard, Garden, Private Yard  
**Roof Type:** Asphalt Shingle  
**Reports:** RMS Supplements, Title  
**Parking:** Double Garage Attached, Oversized **Total:** 4

**Lndry Feat:** Laundry Room, Main Level  
**Cooling:** Central Air  
**Fireplaces:** 4/Bedroom, Family Room, Gas, Great Room, Outside  
**Flooring:** Cork, Hardwood, Tile  
**Fencing:** Fenced  
**Balcony:** Deck, Patio, See Remarks

## Property Information

**Features:** Bookcases, Built-in Features, Closet Organizers, Crown Molding, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan

**Comm Feature:** Park, Playground, Shopping Nearby

**Lot Features:** Backs on to Park/Green Space, Cul-De-Sac, Fruit Trees/Shrub(s), Garden, Landscaped, Underground Sprinklers

**Goods Include:** oven(3), microwave(2), shed in backyard, remote control for main fireplace, water softener, vroom mini-vacuum under kitchen sink,

**Appliances:** Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Window Coverings

**Other Equip:** Central Vacuum/Attachments

**Goods Exclude:** washer, dryer, storage shelving in garage and utility room, all attached tv's (brackets will stay), some cuttings from perennials in yard, shelving in shed, freezer

**Printed Date:** 05/11/2023 2:46:40 PM

## Rooms

Type	Level	Dimensions		Type	Level	Dimensions	
2pc Bathroom	Main	6`6" x 5`11"	1.98M x 1.80M	5pc Ensuite bath	Main	16`2" x 14`0"	4.93M x 4.27M
Dining	Main	14`4" x 8`3"	4.37M x 2.51M	Dining	Main	7`6" x 12`4"	2.29M x 3.76M
Kitchen	Main	16`3" x 17`11"	4.95M x 5.46M	Laundry	Main	11`7" x 8`3"	3.53M x 2.51M
Living	Main	17`10" x 17`8"	5.43M x 5.39M	Mud Rm	Main	6`4" x 15`2"	1.93M x 4.62M
Office	Main	11`6" x 11`5"	3.51M x 3.48M	Primary Bed	Main	16`5" x 13`6"	5.00M x 4.11M
4pc Bathroom	BSMT	5`9" x 10`8"	1.75M x 3.25M	Bedrm	BSMT	12`11" x 11`10"	3.94M x 3.61M
Bedrm	BSMT	12`6" x 13`5"	3.81M x 4.09M	Other	BSMT	14`1" x 12`7"	4.29M x 3.83M
Family	BSMT	17`10" x 14`10"	5.43M x 4.52M	Game	BSMT	21`7" x 14`8"	6.58M x 4.47M
Frn/Util	BSMT	19`0" x 39`1"	5.79M x 11.91M				

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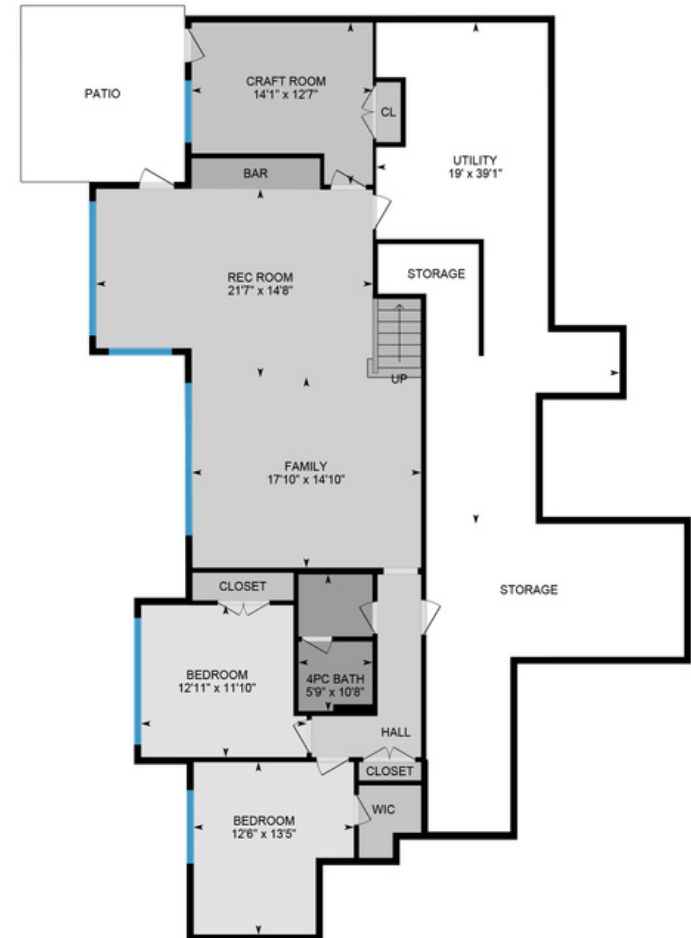
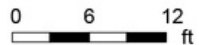


# 69 Rockcliff Heights NW, Calgary, AB

Main Building: Total Exterior Area 3748.63 sq ft



**Main Floor**  
Exterior Area 2299.21 sq ft



**Basement (Below Grade)**  
Exterior Area 1449.42 sq ft



PREPARED: 2023/05/03

# 69 Rockcliff Heights NW, Calgary, AB

## Property Details

### Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

#### Main Building

##### MAIN FLOOR

2pc Bath: 6'6" x 5'11"  
5pc Ensuite: 16'2" x 14'  
Dining: 14'4" x 8'3"  
Dining: 7'6" x 12'4"  
Garage: 24'5" x 22'11"  
Kitchen: 16'3" x 17'11"  
Laundry: 11'7" x 8'3"  
Living: 17'10" x 17'8"  
Mudroom: 6'4" x 15'2"  
Office: 11'6" x 11'5"  
Primary: 16'5" x 13'6"

##### BASEMENT

4pc Bath: 5'9" x 10'8"  
Bedroom: 12'11" x 11'10"  
Bedroom: 12'6" x 13'5"  
Craft Room: 14'1" x 12'7"  
Family: 17'10" x 14'10"  
Rec Room: 21'7" x 14'8"  
Utility: 19' x 39'1"

### Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

#### Main Building

##### MAIN FLOOR

Interior Area: 2155.42 sq ft  
Excluded Area: 585.12 sq ft  
Perimeter Wall Thickness: 6.5 in  
Exterior Area: 2299.21 sq ft

##### BASEMENT (Below Grade)

Interior Area: 1310.34 sq ft  
Excluded Area: 752.95 sq ft  
Perimeter Wall Thickness: 6.5 in  
Exterior Area: 1449.42 sq ft  
Finished Area: 1357.87 sq ft

#### Total Above Grade Floor Area, Main Building

Interior Area: 2155.42 sq ft  
Excluded Area: 585.12 sq ft  
Exterior Area: 2299.21 sq ft

#### Total Area (Above & Below Grade), Main Building

Interior Area: 3465.75 sq ft  
Finished Area (Below Grade): 1357.87 sq ft  
Excluded Area: 1338.07 sq ft  
Exterior Area: 3748.63 sq ft







































































































































































































































































































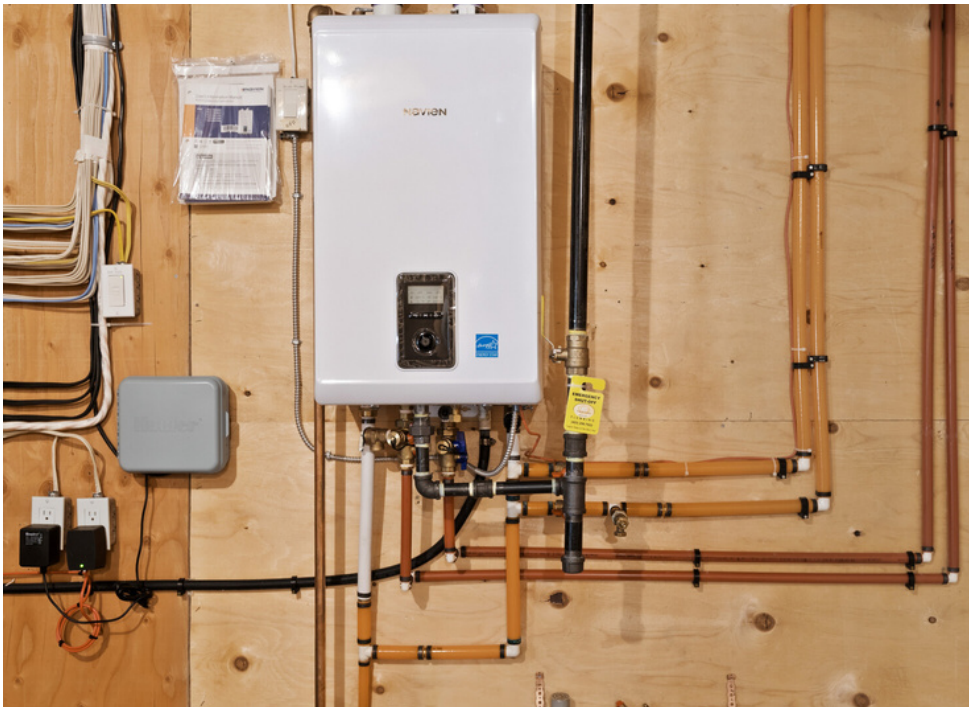








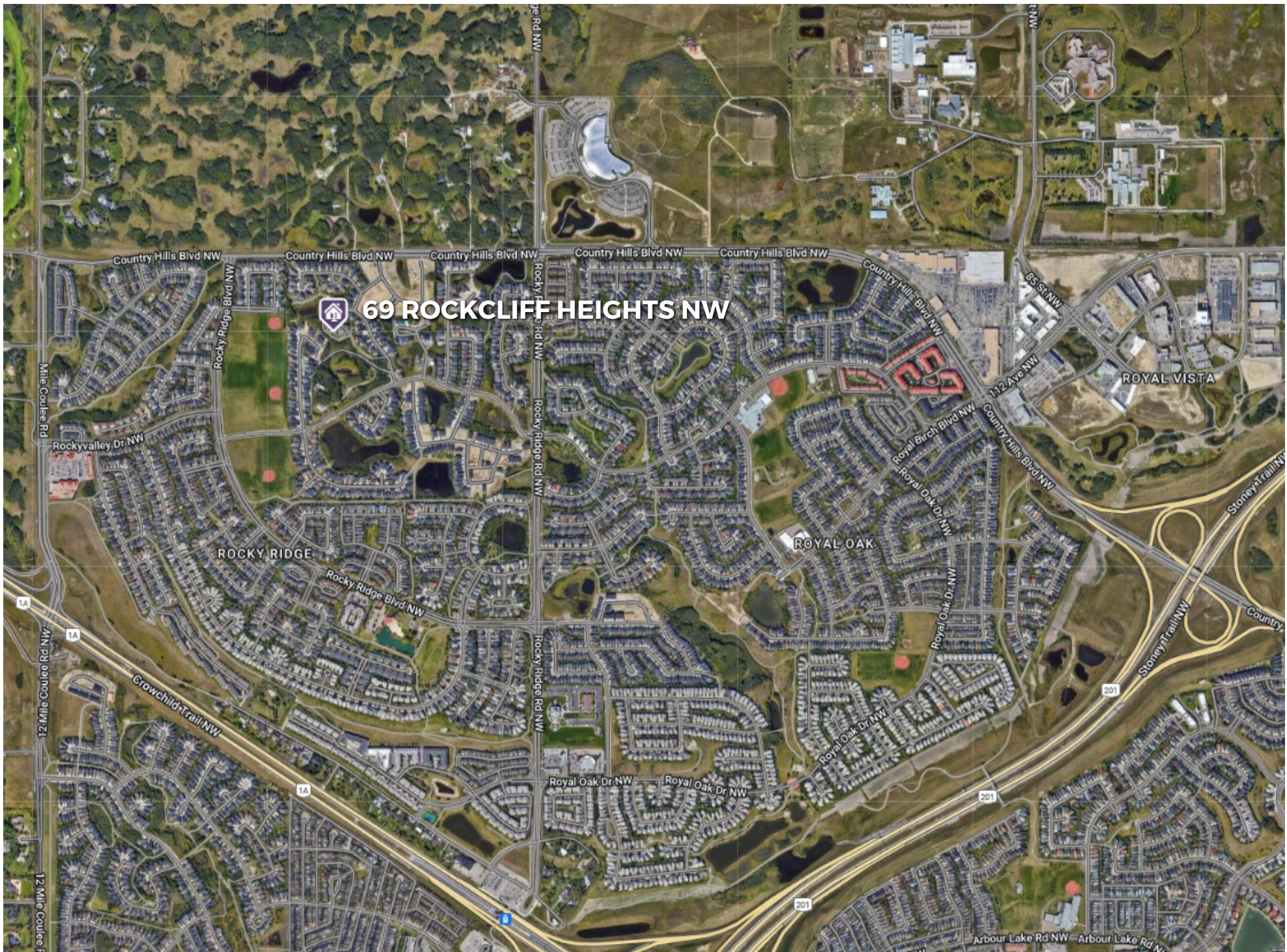
New in-floor heating system in the basement with a transferable warranty for the new owners, valued at \$18K.







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# ROCKY RIDGE







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# WELCOME TO ROCKY RIDGE



The Rocky Ridge and Royal Oak community located in Calgary northwest was established in 1989. The community has grown to over 17,000 residents over the years consisting of three homeowner associations and one community association (RRROCA).

The community landscape is unique with several environmental sensitive wetland ponds throughout the area. The local Royal Oak school received an award from Ducks Unlimited for the special education program pertaining to wetlands.

The community is connected through a pathway system that winds around the wetlands and offers spectacular views of the Rocky Mountains. The residents are truly dog lovers, boasting the most dogs per capital in Calgary. RRRO offers many options for living from single housing dwellings, condos, retirement residents to townhomes.





# ROCKY RIDGE RANCH COMMUNITY CENTRE

10709 Rocky Ridge Blvd NW. Calgary, Alberta T3G 4G1

403-547-6633

Hours: OPEN from 9AM to 9PM everyday.

<http://www.rrrha.ca/>

The community centre is available for room rentals and the grounds offer tennis and basketball courts, a lake, splash pool, and beautiful grounds to spend an afternoon with the family.

FACEBOOK LINK: <https://www.facebook.com/rrroca.org/>

TWITTER LINK: <https://twitter.com/RRROCA1>



## PARKS & PLAYGROUNDS

**Rockyspring Playground** - 337 Rockyspring Cir NW, Calgary

**Rocky Ridge Close Playground** - 97 Rocky Ridge Close NW, Calgary

**Rockyledge Playground** - Rockyledge Street NW

**Rocky Ridge Landing Park** - Rocky Ridge Landing NW

**Rocky Ridge Park** - 10711 Rocky Ridge Blvd NW Unit 107, Calgary

**Rocky Ridge Playground** - Pathway from Rocky Ridge Drive NW

**ROC 672 Park** - 10427 Eamon Rd NW, Calgary

**Baseball diamonds & sports fields** - Rocky Ridge Boulevard NW







## PARKS & REC

### ROCKY RIDGE RANCH COMMUNITY CENTER

10709 Rocky Ridge Blvd NW

Phone: 403-547-6633

Park Hours: 9:00 AM - 9:00 PM every day

<http://www.rrrha.ca/>

### SHANE HOMES YMCA

11300 Rocky Ridge Rd NW

Phone: 403-351-6673

Hours: M-F 5:30AM to 10:30PM

S-S 7AM to 8:30PM

<https://www.ymcacalgary.org/program-descriptions/locations/shane-homes-ymca-at-rocky-ridge/>

### BOWNESS PARK

(Greenspace, picnic areas & BBQs, tot-lots, wading pool, train, boating, Teahouse restaurant, Bow River access)

8900 48 Ave NW HOURS: 5AM to 11PM

<http://www.calgary.ca/CSPS/Parks/Pages/Locations/NW-parks/Bowness-Park.aspx>

### CANADA OLYMPIC PARK / WINSPORT

(summer and winter activities)

(Hockey, public skate, tube park, Skiing & snowboarding, Luge, Zipline, free-fall, Summer bobsleigh, Mini Golf, Scenic chairlift, Skyline Luge, Canada's Sports Hall Of Fame)

88 Canada Olympic Road SW

403-247-5452 ext. 4

<https://www.winsport.ca/>

### BUTTERFIELD ACRES PETTING FARM

Farm featuring interactive kids' activities, including pony rides & goat milking, plus picnic spots.

254077 Rocky Ridge Rd NW, Calgary, AB T3R 1A6

403-239-0638

<https://www.butterfieldacres.com/>





## PARKS & REC



## OFF LEASH AREAS

### 12 MILE COULEE (Tuscany)

137 Tuscarora Pl NW

There is a great off leash area at the top of Tuscany (cross over the C-Train Station bridge).

### BOWMONT PARK

Fenced Off-Leash Area

85 STREET NW

### LINK TO CALGARY OFF-LEASH AREAS:

[https://www.calgary.ca/search.html?q=off+leash+areas&W\\_srch\\_res=1302](https://www.calgary.ca/search.html?q=off+leash+areas&W_srch_res=1302)



## LIBRARIES

### CROWFOOT LIBRARY

8665 Nose Hill Drive NW Calgary AB T3G 5T3

Monday to Thursday 9:00am to 9:00pm, Friday 9:00am to 6:00pm. Saturday 9:00am to 5:00pm, Sunday 12noon to 5:00pm.

<https://calgarylibrary.ca/locations/CROW/>

### ROCKY RIDGE LIBRARY

11300 Rocky Ridge Road NW Calgary

Monday to Friday 5:30am to 10:30pm

Saturday & Sunday 7:00am to 8:30pm

<https://calgarylibrary.ca/locations/ROCKY/>

### FREE LITTLE LIBRARY CHARTER #15679

190 Royal Bay NW (next to park entrance)

Calgary Alberta T3G 4M3

<https://littlefreelibrary.org/>



## TRANSIT

Rocky Ridge Bus #169 - goes all around Rocky Ridge starting and ending at the Tuscany C-Train Station. C-Train #201 Red Line - Somerset - Bridlewood / Tuscany CTrain - you can also catch other community busses at this station to go to Royal Oak and Tuscany.

<http://www.calgarytransit.com/schedules-maps>





## PARKS & REC

### ROCKY RIDGE SKATEPARK

11300 Rocky Ridge Rd NW,  
Calgary, AB T3G 5W6



### BAKER PARK

12 hectares on the Bow River with walking paths, an amphitheater & a disc golf course.

4320 Bow River Pathway, Calgary, AB

<https://www.calgary.ca/csps/parks/locations/nw-parks/baker-park.html>



### NOSEHILL PARK - 5620 14 St NW

Nose Hill Park is a natural environment City Park in the northwest quadrant of Calgary, Alberta which covers over 11 km<sup>2</sup> (4.2 sq mi). It is the third largest urban park in Canada, and one of the largest urban parks in North America. It is a municipal park, unlike Fish Creek, which is a provincial park. Nose Hill Park is located in the northwest quadrant of Calgary, Alberta. It was created in 1980.

<http://www.calgary.ca/CSPS/Parks/Pages/Locations/NW-parks/Nose-Hill-Park.aspx>





# SHOPPING



## GROCERY STORES

Rocky Ridge Co-op - 11595 Rockyvalley Drive NW  
Sobeys - 11300 Tuscany Boulevard NW  
Sobeys - 9999 Country Hills Boulevard NW  
Safeway - 99 Crowfoot Crescent NW  
RC Superstore - 5251 Country Hills Blvd NW  
Walmart - 8888 Country Hills Blvd NW Unit 200  
A Mart - 8650 112 Ave NW #6112, Calgary  
Community Natural Foods - 850 Crowfoot Cres NW



### ROCKY RIDGE SHOPPING CENTRE

11595 ROCKYVALLEY DR NW

Co-op grocery store and gas station, liquor store, vets, dental, & more.

### ROYAL OAK ESTATES SHOPPING CENTRE

500 ROYAL OAK DR NW

Cafe Fresco, restaurants, daycare, liquor store, pharmacy, and more.

### ROYAL OAK SHOPPING CENTRE

8888 COUNTRY HILLS BLVD NW

Great amenities, including Walmart, London Drugs, numerous restaurants, Sobeys, liquor store, pet store, medical offices and more.

### BEARSPAW FARMERS MARKET

25240 Nagway Road

Starts the 1st Sunday in June - End of September

<http://bearspawlions.com/farmersmarket/>





## SHOPPING

Conveniently located close to all amenities

### CROWFOOT VILLAGE

151 Crowfoot Crescent NW

Grocery stores, restaurants, movie theater, coffee shops, services and more!

### BEACON HILL

11420 Sarcee Trail NW

Costco, Home Depot, Michaels, The Brick, Canadian Tire, shops, services, restaurants & more.

### MARKET MALL

3625 Shaganappi Trail NW

<https://www.cfshops.com/market-mall.html>

### CROSSIRON MILLS MALL

261055 Crossiron Blvd, Rocky View No. 44, A

<https://www.crossironmills.com/en/>



## SERVICES

**CALL 911 FOR ALL EMERGENCIES**

### POLICE

#### CALGARY POLICE SERVICE DISTRICT 7

11955 Country Village Link NE  
(403) 428-6700

#### CALGARY POLICE SERVICE DISTRICT 3

4303 14 St NW  
(403) 428-6300

### FIRE STATION

#### STATION 34 IN ROYAL OAK

16 Royal Vista Way NW

#### TUSCANY FIRE STATION #42

345 Tuscany Way NW





# SERVICES

## HOSPITALS

### FOOTHILLS MEDICAL CENTRE

(24 hour Emergency)  
1403 29 Street NW  
Phone: 403-944-1110 (Switchboard)

### ALBERTA CHILDREN'S HOSPITAL

(24 hour Emergency)  
2888 Shaganappi Trail NW  
Phone: 403-955-7211

### COCHRANE COMMUNITY HEALTH CENTRE

OPEN 8AM TO 10PM DAILY  
60 Grande Boulevard, Cochrane.  
Phone: 403-851-6000  
(Switchboard)

### SHELDON M. CHUMIR HEALTH CENTRE

(24 HOURS)  
1213 4 St SW  
403-955-6200  
<https://www.albertahealthservices.ca/findhealth/facility.aspx?id=1018406>

## WALK-IN CLINICS

### ROCKFORD MEDICAL CLINIC | FAMILY DOCTORS

500 Royal Oak Dr NW #232  
403-910-1981  
<https://www.rockfordmd.ca/>

### MEDICARE ROYAL VISTA MEDICAL FAMILY PRACTICE & WALK-IN CLINIC

8730 Country Hills Blvd NW #250  
403-262-7787  
<https://www.medicareclinic.org/>

### TUSCANY HEALTH CARE CLINIC

11300 Tuscany Blvd NW  
403-208-5440



## DENTIST

### ROCKY RIDGE DENTAL

11595 Rockyvalley Dr NW  
403-244-2273  
<https://www.rockyridgedental.com/>

## PHYSIO

### ADVANTAGE HEALTH ROYAL OAK PHYSIOTHERAPY

8888 Country Hills Blvd NW #192  
403-774-5986  
<https://www.pthealth.ca/clinic/advantage-health-royal-oak-physiotherapy-pt-health>

## VETS

### ROCKY RIDGE PET HOSPITAL

11595 Rockyvalley Dr NW Unit 2010  
403-984-4143  
<http://www.rockyridgevet.com/>

### VCA CANADA TUSCANY ANIMAL HOSPITAL

11300 Tuscany Blvd NW #1058  
403-547-8387  
<https://vcacanada.com/tuscany>



# SCHOOLS

## PUBLIC

### Royal Oak School

(K-3) PUBLIC

9100 Royal Birch BV NW

Phone: 403-777-6279

<http://school.cbe.ab.ca/school/RoyalOak/Pages/default.aspx>

### William D. Pratt School

(4-9) PUBLIC

9850 Royal Oak Way NW

Phone: 403-817-3520

<http://school.cbe.ab.ca/school/williamdpratt/Pages/default.aspx>

### Thomas B. Riley School

(7-9) PUBLIC

3915 69 St NW Calgary

Phone: 403-777-7260

<http://school.cbe.ab.ca/school/thomasbriley/Pages/default.aspx>

### Robert Thirsk High School

(10-12) PUBLIC

8777 Nose Hill Drive NW

Phone: 403-817-3400

<http://schools.cbe.ab.ca/b880/>



## CATHOLIC

### St. Maria Goretti School

(K-6) CATHOLIC

375 Hawkstone Drive NW

Phone: 403-500-2099

<https://www.cssd.ab.ca/schools/stmariagoretti/Pages/default.aspx>

### St. Jean Brebeuf School

(7-9) CATHOLIC

5030 Northland Drive NW

Phone: 403-500-2046

<https://www.cssd.ab.ca/schools/stjeanbrebeuf/Pages/default.aspx>

### St. Francis High School

(10-12) CATHOLIC

877 Northmount Drive NW

Phone: 403-500-2026

<https://www.cssd.ab.ca/schools/stfrancis/About/Pages/default.aspx>



## PRESCHOOLS

### ROYAL KIDS PRESCHOOL & KINDERGARTEN

450 Royal Oak Dr NW

Phone: 403-991-7534

<https://ciacademy.ca/>

### KALEIDOSCOPE KIDS PRESCHOOL INC

1062, 11300 Tuscany BV NW

Phone: 547-1020

<https://www.kaleidoscopekidspreschool.com/>

