



GRASSROOTS
REALTY GROUP

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72 Rockcliff Grove NW
Calgary, Alberta

MLS # A2248548



\$1,699,000

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,028 sq.ft.	Age:	2013 (12 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Pie Shaped Lot, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Ceiling Fan(s), Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Tankless Hot Water, Walk-In Closet(s), Wet Bar		
Inclusions:	Washer in Basement		

Discover this stunning custom-built executive home in the highly sought-after community of Rocky Ridge, offering nearly 4,500 square feet of luxurious living space and uninterrupted, panoramic views of the majestic Rocky Mountains. From the moment you step inside, you'll be captivated by the elegant design, thoughtful layout, and premium finishes that make this home truly special. The main level welcomes you with an impressive open-concept foyer that flows seamlessly into a formal dining room, a spacious den/home office, and a mudroom for added convenience. The heart of the home is the grand great room - a light-filled space with soaring ceilings, a feature fireplace, and direct access to the west-facing balcony, the perfect spot to unwind and take in the breathtaking mountain sunsets. The gourmet chef's kitchen is a culinary masterpiece, equipped with top-of-the-line stainless steel appliances, a gas stove, and a dedicated spice kitchen - ideal for preparing meals with ease and keeping the main kitchen pristine. Completing the main floor are both a powder room and a full bath, offering flexibility for family and guests alike. Upstairs, the unobstructed mountain views continue to impress. The bonus room features large, bright windows that flood the space with natural light, creating a cozy yet airy atmosphere for relaxing or entertaining. The primary suite is a true retreat, boasting unmatched mountain vistas, a spa-inspired ensuite with a soaker tub, separate shower, and dual vanities, and a generous walk-in closet. Two additional spacious bedrooms, a full bath, and a convenient laundry room complete the upper level. The walkout basement is designed for ultimate enjoyment, featuring a massive recreation room and a stylish wet bar with an oversized island. Two more large bedrooms and another full bath provide ample space for family, guests, or a home gym.

This 5-bedroom, 4.5-bathroom home is packed with upgrades and thoughtful details - from premium flooring and custom millwork to high-end fixtures and finishes throughout. Don't miss the chance to make this exceptional property yours. Schedule a private showing today and experience the luxury, comfort, and beauty of this Rocky Ridge gem for yourself!