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56 Rockyvale Green NW Calgary, Alberta

MLS # A2252065



\$1,599,900

Division:	Rocky Ridge				
Type:	Residential/House				
Style:	2 Storey				
Size:	3,363 sq.ft.	Age:	2011 (14 yrs old)		
Beds:	5	Baths:	3 full / 2 half		
Garage:	Covered, Driveway, Front Drive, Garage Door Opener, Garage Faces F				
Lot Size:	0.14 Acre				
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, No Neig				

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Walk-Out To Grade	LLD:	-
Exterior:	Other, Stone, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: Full list of included goods: Pergola in the backyard, Window Coverings, garage controllers, garage controls(s), upstairs blind remotes, fire place remotes, water filtration system, 2 washer, 2 dryer, garburator, Samsung Smart Fridge, Built in Oven, built in microwave oven, microwave, 2 dishwashers, gas cooktop, electric cooktop, rangehood, Electrolux microwave/oven combo, bar fridge upstairs, vacuum system and attachments, storage shed outside

*** OPEN HOUSE SUNDAY OCTOBER 19TH 11 AM - 4 PM*** Discover a haven of refined living nestled against a tranquil forest in this former show home, where captivating stone and stucco exterior architecture meets a bespoke wooden trim lined interior that radiates timeless elegance. With over 4900 total square feet throughout this luminous five bedroom, three full bath residence it features an attached triple car garage, two powder rooms, and a main floor defined by soaring 9 foot ceilings, a gracious den, and a majestic 3D gas fireplace. The gourmet kitchen, ensconced beneath a chauffeured ceiling over the dining area offers floor to ceiling cabinetry, built in appliances, a vast pantry, Samsung smart fridge, and colossal island, all crafted for both culinary excellence and effortless entertaining. Upstairs, a sun drenched open-to-below bonus room with an electric fireplace overlooks the living area on the main floor and is accompanied by two bedrooms that share a Jack and Jill style bath with an additional common powder room upstairs. The luxurious master suite serves as an elegant retreat with a cathedral ceiling, pot lights, cozy gas fireplace, and spa-inspired ensuite featuring dual vanities, a two-person air tub, an opulent steam shower, and his and hers walk in closets creating a truly one of a kind space and atmosphere. The walkout lower level beckons as a radiant entertainment sanctuary, offering ample natural light through oversized windows, a near full kitchen including high end Electrolux appliances and combo oven/microwave, two additional bedrooms, and another versatile space ideal for a den or media lounge. Premium amenities within the home encompass central air conditioning, dual furnaces, water filtration system, abundant pot lighting and much much more. The southeast facing backyard flows seamlessly into a private



wooded backdrop, crafting an idyllic extension of your indoor sanctuary and presenting the perfect space for any gathering you could