



GRASSROOTS
REALTY GROUP

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630 Rocky Ridge View NW
Calgary, Alberta

MLS # A2260206



\$1,350,000

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,904 sq.ft.	Age:	2003 (22 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Enclosed, Front Driveway		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	Three built-in beds and one built-in kids bunk bed and motorized window coverings		

EXQUISITELY REMODELED DESIGNER HOME offering 5 bedrooms, 3.5 baths, and around 4,200 SQ. FT. of developed living space on a RARE 8,500 SQ. FT. PIE LOT in sought-after Rocky Ridge community. A dramatic entry with gold-accent columns and custom wall paneling opens to a stunning living room featuring a floor-to-ceiling slab fireplace, expansive windows, and MOTORIZED BLINDS. The chef's kitchen boasts CUSTOM CABINETRY, GRANITE COUNTERS, HIGH-END APPLIANCES, and a walk-through pantry leading to the OVERSIZED HEATED GARAGE. The main floor also includes a private office and two elegant dining areas. Upstairs, a vaulted bonus room captures MOUNTAIN VIEWS. The primary suite offers a SPA-INSPIRED ENSUITE and CUSTOM BUILT-IN WALK-IN CLOSET. Three additional bedrooms include built-in beds, including a unique double-bed design. The fully developed basement showcases an IMPRESSIVE SECONDARY SUITE (ILLEGAL) with FULL KITCHEN, spacious living area, luxury bath, and custom walk-in closet — ideal for MULTI-GENERATIONAL LIVING OR INCOME POTENTIAL. Additional features include BUILT-IN SPEAKERS, IN-FLOOR HEATING, A/C, SOLAR-CHARGED SMART BLINDS, stair sensor lighting, central vacuum, SMART TOILETS, new water tank, and water filtration system. Seller willing to negotiate furnishings, offering the opportunity to purchase the home FULLY FURNISHED FOR A MOVE-IN-READY EXPERIENCE. Enjoy EXCLUSIVE ACCESS TO ROCKY RIDGE RANCH AMENITIES — canoeing, kayaking, rowboats, tennis, basketball, pickleball, splash park, playground, clubhouse rental, skating, fitness classes, and community events. A ONE-OF-A-KIND DESIGNER HOME that blends TIMELESS EUROPEAN-STYLE LUXURY with MODERN

CONVENIENCE in a premier NW location.