



**72 Rockcliff Grove NW  
Calgary, Alberta**

**MLS # A2281332**



**\$1,625,000**

<b>Division:</b>	Rocky Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,024 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Additional Parking, Driveway, Garage Door Opener, Triple Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Street Lighting		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Walk-In Closet(s), Wired for Sound

**Inclusions:** N/A

Unrivalled Executive Luxury with Panoramic Mountain Vistas Discover the pinnacle of sophisticated living in this stunning, custom-built executive residence located in the prestigious community of Rocky Ridge. Offering nearly 4,500 square feet of meticulously maintained living space, this home is defined by its breathtaking, uninterrupted panoramic views of the majestic Rocky Mountains. From the impeccable curb appeal of the professionally landscaped grounds to the rare convenience of the triple attached garage, every detail of this property has been curated to an exceptional standard of cleanliness and quality. The main level welcomes you with an impressive open-concept foyer that flows seamlessly into a formal dining room and a quiet, dedicated den—perfect for a sophisticated home office. The heart of the home is the grand great room, a light-filled sanctuary featuring soaring ceilings, a signature feature fireplace, and direct access to a sprawling west-facing balcony designed for taking in world-class mountain sunsets. For the culinary enthusiast, the gourmet chef’s kitchen is a true masterpiece. Equipped with top-of-the-line stainless steel appliances and a gas range, it is further enhanced by a dedicated spice kitchen, allowing for elaborate meal preparation while keeping the primary entertaining space in pristine condition. A functional mudroom, powder room, and full bath complete this level, ensuring ultimate convenience for both family and guests. The architectural focus on the mountains continues upstairs, where the bonus room features expansive windows that flood the home with natural light. The primary suite serves as a private sanctuary, boasting unmatched mountain vistas and a spa-inspired ensuite complete with a deep soaker tub, a separate shower, and dual vanities. Two additional oversized bedrooms, a full bathroom, and a

conveniently located laundry room complete the upper floor, all finished with the same premium millwork and high-end fixtures found throughout the home. The fully developed walkout basement is designed for grand-scale entertaining. A massive recreation room is anchored by a stylish wet bar featuring an oversized social island, ideal for hosting friends or family. This level also includes two additional large bedrooms and a full bath, providing an ideal layout for a home gym, guest wing, or multi-generational living. This five-bedroom, 4.5-bathroom masterpiece is packed with upgrades, from custom cabinetry to designer flooring, and reflects a level of care and maintenance that is truly rare. Positioned in one of Calgary's most scenic communities, this home represents a unique opportunity to own a piece of the Rocky Mountain skyline.