



**47 Rockywood Park NW
Calgary, Alberta**

MLS # A2288861



\$849,900

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,196 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Private, Views		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar

Inclusions: Shed, 2 flat screen TV's in primary bedroom and basement bedroom, Kitchen bar stools, glass tables, exterior sheds.

Welcome to 47 Rockywood Park NW — a beautifully upgraded family residence positioned on a desirable corner lot with green space and walking paths directly across the street. Offering mountain views from the upper level and 3 fully developed levels of refined living space, this home blends thoughtful design with extensive modern upgrades. The main level features 9' ceilings, engineered hardwood flooring, crown mouldings, upgraded doors and hardware, and a stunning gas fireplace with full-height vertical stone facing. The kitchen is both elegant and functional, showcasing full-height cabinetry, granite countertops, a substantial island with built-in table, stainless steel appliances including a Bosch dishwasher, built-in Miele espresso machine, beverage cooler, filtered water outlet, corner pantry, and under-cabinet lighting. Upstairs, the primary retreat impresses with French doors, a walk-in closet, and an expansive custom walk-through dressing area with built-ins. The luxurious 5-piece ensuite offers heated tile flooring, dual vanities, central storage island, soaker tub, and a multi-jet shower tower. Two additional generously sized bedrooms, an updated 4-piece bath, and mountain views complete the upper level. The fully developed lower level provides exceptional versatility with a large recreation area, wet bar with filtered water and full-size bar fridge, wine storage space, fourth bedroom, hobby/play room, and spacious heated 4-piece bathroom. Significant upgrades include brand new triple-pane windows with transferable 25-year warranty, central air conditioning, high-efficiency furnace, 2022 hot water tank, drip humidifier, central vacuum rough-in, WiFi-enabled thermostat and keypad locks, security system, and doorbell cameras. The finished & insulated double attached garage features epoxy flooring, storage solutions, newer garage door and opener, and

240V EV charging capability. A fully fenced and landscaped yard, large deck with privacy glass and gas line, and inviting front porch complete this exceptional offering.