



**36 Rockyvale Green NW
Calgary, Alberta**

MLS # A2146467



\$1,574,900

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,495 sq.ft.	Age:	2013 (11 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape, Landscaped, L		

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

Features: Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: Storage Shed , Alarm/Security System

Open House Sunday July 7, 12:30 - 2:30 Welcome to luxury living at 36 Rockyvale Green, located in the exclusive estate section of Rock Lake within Rocky Ridge. Rock Lake stands out as a unique community within a community, meticulously crafted over the past 15 years to offer something truly special. The location is exceptional, with easy access out west to Kananaskis Country and Banff National Park, and north to the shops of Rocky Ridge and one of the largest YMCAs in North America only 5 minutes away, perfect for family activities. From a bird's eye view, you can see why this is not your average suburb with ample green space, multiple ponds, and walking paths. This stunning 2-storey home offers over 4700 sqft of fully developed high-end living space, with 4 bedrooms above grade and an additional 5th bedroom in the fully finished basement. As you approach the home, you're greeted by an impressive covered arch framing the vestibule and an open-to-above grand entrance, exuding a sense of grandeur and upscale living. The main floor is designed for both convenience and luxury, featuring a spacious home office, an elegant dining space, and a cozy family room. The chef's kitchen truly exceeds expectations and is perfect for hosting and entertaining presenting an expansive granite island and a generously sized walk-through pantry, leading directly to the oversized mudroom. Upstairs, the home continues to impress with a rare 4-bedroom layout and a large bonus room, making it perfect for large families. The kids will appreciate the Jack & Jill bathroom, designed to minimize conflicts, while the primary suite, located at the rear of the home, offers ultimate privacy and luxury amenities. This primary suite will wow you from the moment you step through the French doors, noting the space and convenience it provides. It features a gorgeous spa-like

ensuite with a massive glass shower, a fully tiled large soaker tub, and dual vanities with plenty of countertop space. The huge walk-in closet is a great size for two people and the best part is that it connects directly to the laundry room! Head downstairs to the fully developed basement, which features a media room perfect for movie nights, a stylish bar for entertaining, and a flex room ideal for a home gym. The basement also includes a 5th bedroom, providing additional space for guests or family members, and ample storage to keep everything organized. Step outside to a nearly zero-maintenance backyard ideal for gatherings and features an upper garden space for those with a green thumb. Situated on a quiet dead-end crescent, this property backs onto greenspace, providing a serene and private environment. Experience the unparalleled luxury and convenience of 36 Rockvale Green NW and discover why this exceptional property is perfect for your family's needs! *CHECK OUT FULL PROPERTY TOUR VIDEO & 360 VIRTUAL TOUR*