

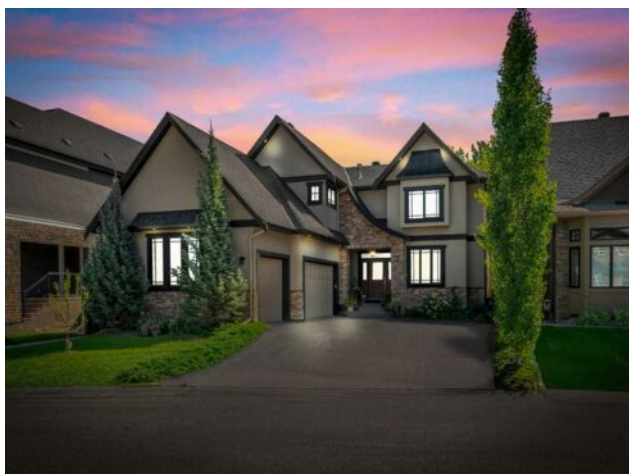


GRASSROOTS
REALTY GROUP

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56 Rockyvale Green NW
Calgary, Alberta

MLS # A2252065



\$1,575,000

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 Front, H		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, No Neighbour		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Other, Stone, Stucco, Wood Frame
Foundation:	Poured Concrete

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	DC (pre 1P2007)
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 SATURDAY NOVEMBER 8TH AND SUNDAY NOVEMBER 9TH 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 have. Just minutes from top tier schools such as William D. Pratt School and Royal Oak School, the YMCA, shopping centers, and grocery stores, this residence delivers an extraordinary fusion of elevated design, sophistication, and effortlessly accessible community luxury that can only be gained by making this home yours.