



GRASSROOTS
REALTY GROUP

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**630 Rocky Ridge View NW
Calgary, Alberta**

MLS # A2292560



\$1,230,000

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,904 sq.ft.	Age:	2003 (23 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Pie Shaped Lot, Private		

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, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Walk-In Closet(s), Wired for Sound

Inclusions: Three built-in beds, one built-in kids bunk bed, motorized window coverings.

OPEN HOUSE THIS SUNDAY MAY 3RD 12-2PM*** \$450,000 IN RENOVATIONS - MASSIVE LOT*** METICULOUSLY REDESIGNED WITH A REFINED, HIGH-END DESIGNER TOUCH HOME IN BEAUTIFUL ROCKY RIDGE - Step into this beautifully reimagined luxury residence in the highly desirable Rocky Ridge neighborhood, offering 5 bedrooms, 3.5 bathrooms, and approximately 4,200 sq. ft. of thoughtfully finished living space, all set on an expansive 8,500 sq. ft. pie-shaped lot. From the moment you enter, you're welcomed by striking architectural details, including elegant column accents and custom wall treatments, leading into a breathtaking living area highlighted by a dramatic full-height fireplace, oversized windows, and automated window coverings. The gourmet kitchen is designed to impress, featuring bespoke cabinetry, granite countertops, premium appliances, and a convenient walk-through pantry that connects directly to the oversized heated garage. The main level is complete with a private office and two refined dining spaces, perfect for both everyday living and entertaining. Upstairs, a bright and airy bonus room with vaulted ceilings offers stunning mountain views. The primary retreat provides a luxurious escape, complete with a spa-like ensuite and a custom-designed walk-in closet. Three additional bedrooms are uniquely designed with built-in sleeping arrangements, including an innovative double-bed setup. The fully finished lower level features a remarkable illegal suite, complete with its own full kitchen, generous living space, upscale bathroom, and a custom walk-in closet, ideal for extended family living or potential rental income. Additional upgrades include built-in audio, in-floor heating, air conditioning, solar-powered smart blinds, motion-activated stair lighting, central vacuum, smart toilets, a newer hot water tank, and a

water filtration system. Furnishings are negotiable, offering the option for a seamless, fully furnished move-in. Residents also enjoy exclusive access to Rocky Ridge Ranch amenities, including water activities, sports courts, a splash park, playground, clubhouse, skating, fitness programs, and year-round community events. This exceptional home offers a rare combination of refined European-inspired design and modern functionality in one of northwest Calgary's most sought-after communities. Schedule your private showing today!