



**73 Rockyvale Green NW
Calgary, Alberta**

MLS # A2306104



\$1,350,000

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,703 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Garage Faces Front, Oversized, Triple Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Greenbelt, Low Maint		

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

Features: Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s)

Inclusions: alarm system hardware, garage freezer, security cameras

Backing onto the vast open playing fields set against a backdrop of the breathtaking views of the mountains is this incredible custom home in this exclusive estate area in Rocky Ridge. Original owner of this fully finished Calbridge two storey, which offers 4 bedrooms + den, showpiece designer kitchen with quartz countertops, oversized 3 car garage & over 3400sqft of refined luxury living. Complemented by upgraded hardwood floors & natural light through the expanse of windows, you will be truly impressed by the open concept flow of the main floor with its airy & spacious living room with views of the fields, dining room…perfect for both family & formal entertaining, & stunning chef’s kitchen with tile backsplash & quartz counters, large walkthrough pantry & Whirlpool/Panasonic stainless steel appliances including built-in convection oven & gas stove/convection oven. Head on upstairs to the air-conditioned 2nd floor & 3 bedrooms + bonus room; the private owners’ retreat has a terrific walk-in closet/dressing room & sleek ensuite with quartz-topped double vanities & glass shower, free-standing MAAX soaker tub & tile floors. Both of the other 2 bedrooms have walk-in closets & their own full ensuites. The 2nd floor laundry is fully-loaded complete with 2 large closets, sink, built-in cabinets & Maytag washer/dryer. The lower level – with oversized windows & high ceilings, is finished with a 4th bedroom, another full bathroom, large rec room & loads of extra space for storage. No shortage of parking with the oversized 3 car garage & exposed aggregate driveway, & there’s separate access into the basement. Additional features include Hunter Douglas blinds, roughed-in vacuflo, main floor mudroom, 9ft ceilings on the main & 2nd floors, sump pump, great-sized deck with gas BBQ line & low-maintenance landscaping…front & back. A

truly exceptional home in one of Northwest Calgary's most prestigious estate areas, within walking distance to wetland ponds & winding greenspaces, only minutes to the Rocky Ridge Co-op & Shane Homes YMCA, & quick easy access to the LRT, Crowfoot Centre, Crowchild & Stoney Trails.