



**36 Rockyvale Green NW**  
**Calgary, Alberta**

**MLS # A2318644**



**\$1,599,900**

<b>Division:</b>	Rocky Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,518 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Interior Lot, Lawn, Level, Low Maintenance Landscape, Street Lig		

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

**Features:** Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Pantry, Recessed Lighting, See Remarks, Soaking Tub, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Storage Shed , Alarm/Security System

Custom Home | Chef's Kitchen | Extended Island with Wine Rack | Custom Built-ins | Custom Closets | Main Level Office | Gas Fireplace | 4 Upper Level Bedrooms + Bonus Room | Upper Level Laundry | Spa Inspired Primary Retreat | Finished Basement | Wet Bar | Basement Bedroom & 4pc Bath | No Maintenance Landscaped Backyard | Aggregate Concrete | Triple Attached Garage | New Epoxy Garage Floor | Gemstone Lights | Water Softener | Water Filtration System | New Dishwasher | New Washer & Dryer | New Gas Stove | 2 New High-Efficiency Lennox Furnaces | Kitchen Garburator. Welcome to this stunning 2-storey home offering over 4,900 SqFt of fully developed living space with 5 bedrooms, a fully finished basement & a desirable location backing onto greenspace. The covered front entry & open-to-above foyer create an impressive first impression as you step inside. The main level features a spacious home office, elegant dining area & a comfortable family room, creating plenty of space for both everyday living & entertaining. The chef's kitchen is truly the heart of the home with an expansive granite centre island, abundant cabinetry & a walk-through pantry that connects directly to the oversized mudroom for added convenience, now enhanced with a new gas stove, new dishwasher & a garburator for everyday functionality. Upstairs, the thoughtful layout is perfect for growing families with 4 bedrooms, a large bonus room & a Jack & Jill bathroom connecting the secondary bedrooms. The primary suite is privately positioned at the rear of the home & offers an incredible retreat. French doors open to the spacious bedroom complete with a spa-inspired ensuite featuring a massive glass shower, fully tiled soaker tub, dual vanities & extensive counter space. The oversized walk-in closet connects directly to the laundry room, now paired with a

new washer & dryer, creating a functional & convenient layout. The fully developed basement expands your living space even further with a media room perfect for movie nights, a stylish wet bar for entertaining, a flex room ideal for a home gym, a fifth bedroom & ample storage space. Outside, the nearly maintenance-free backyard is designed for relaxation & entertaining while the upper garden area provides space for those with a green thumb. Backing onto greenspace & situated on a quiet dead-end crescent, this property offers both privacy & a peaceful setting. Exterior Gemstone lighting elevates curb appeal with customizable evening ambiance. Comfort & efficiency are further enhanced with two new high-efficiency Lennox furnaces, along with a water softener & water filtration system supporting improved water quality throughout the home. The brand new epoxy garage floor completes the triple attached garage with a clean, durable finish. The location is exceptional with quick access west to Kananaskis Country & Banff, while shopping, restaurants & one of North America's largest YMCA facilities are only minutes away. Hurry & book your showing today!