



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

423 Rocky Ridge Drive NW
Calgary, Alberta

MLS # A2323190



\$1,599,900

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,776 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Driveway, Heated Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped		

Heating:	In Floor	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Rubber, See Remarks, Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Built-in Features, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Dishwasher (Downstairs), Fridge (In Pantry), Electric Bike Lift in Garage, Pond Pumps.

SPECTACULAR AND UNOBSTRUCTED VIEWS OF THE ROCKY MOUNTAINS! This stunning custom-built, 4,000 sqft of living space, 4 Bed, and 3.5 Bath home is perfectly framed by dramatic 18-foot windows. Gleaming hardwood floors, custom built-ins, and a wood-burning fireplace, create a warm yet sophisticated living space. The open-concept design leads to a bright and spacious kitchen featuring premium Miele appliances, Brazilian granite countertops, a walk-in pantry and built-in cabinetry. The generous dining area, surrounded by spectacular mountain views, is ideal for entertaining. An elegant staircase leads to an airy loft overlooking the main floor. The luxurious primary suite is a private retreat, featuring its own balcony, a cozy fireplace, and a spa-inspired five-piece ensuite. Two additional generously sized bedrooms complete the upper level. The sunny walkout basement offers exceptional additional living space, including a luxurious media room with a wet bar, perfect for movie nights and entertaining. An additional bedroom, exercise room, and two dedicated workspaces provide flexibility for guests, hobbies, or working from home. Beautifully landscaped front and back yards create a tranquil oasis. Relax on the expansive deck while taking in the stunning mountain vistas and the soothing sounds of the water features. Exceptional quality and craftsmanship are evident throughout, with triple-glazed windows, a rubber shake roof with a 50-year warranty, high-velocity heating, radiant in-floor heating, and mineral wool insulation. Ideally located just minutes from schools, shopping, parks, and major access routes, this extraordinary home offers luxury living in one of Calgary's most desirable settings. Call to book your showing today.