



GRASSROOTS
REALTY GROUP

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115 Rockmont Court NW
Calgary, Alberta

MLS # A2331190



\$949,900

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,101 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Side		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Irregular Lot, Landscaped, Level, No Back		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Walk-In Closet(s)		
Inclusions:	None		

This exceptional custom-built residence is tucked away on a quiet cul-de-sac in the highly sought-after community of Rocky Ridge. Perfectly positioned, this home sits on an extraordinary nearly 8,000 sq. ft. pie-shaped lot with an expansive side yard, backing onto green space and offering a rare level of privacy with no direct neighbours overlooking the property. This is a truly unique setting that perfectly blends peaceful surroundings with exceptional outdoor living. From the moment you step inside, you are welcomed by soaring ceilings, rich knotty pine millwork, solid wood doors, natural slate flooring, and timeless craftsmanship that create an atmosphere of warmth and understated luxury. The living room is anchored by a dramatic floor-to-ceiling fireplace with custom wood detailing, serving as the heart of the home, while expansive windows fill the space with natural light. The adjoining dining area is perfectly positioned for both intimate family dinners and effortless entertaining, seamlessly connecting to the chef-inspired kitchen featuring granite countertops, premium cabinetry, a large centre island with a gas cooktop, abundant workspace, and direct access to the expansive deck overlooking the incredible side yard with underground sprinklers and rain sensors. A private main floor office with French doors offers the ideal work-from-home retreat, while a conveniently located two-piece powder room and mudroom off the attached garage completes the main level. Upstairs, the bright and spacious family room provides exceptional flexibility for movie nights, children's play space, or a secondary lounge. The primary suite is a peaceful retreat complete with a walk-in closet and a beautifully appointed ensuite featuring a deep soaker tub and oversized glass shower, while two additional generously sized bedrooms are thoughtfully positioned alongside a well-appointed

full bathroom. The unfinished oversized basement offers endless potential to create the space you've always envisioned, whether it's a home theatre, fitness studio, additional bedrooms, or the ultimate recreation room, bring your plans and your dreams. Completing this remarkable property is an oversized attached garage offering exceptional storage and convenience, all within minutes of top-rated schools, shopping, restaurants, transit, scenic walking paths, and the Shane Homes YMCA. A unique home of this calibre, combining custom craftsmanship, an extraordinary setting, and an unbeatable location, is a truly rare offering. ****OPEN HOUSE, Saturday July 25th from 2:00 - 4:00pm****