

5 Rockyvale Green NW
Calgary, Alberta

MLS # A2174284



\$1,450,000

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,464 sq.ft.	Age:	2012 (12 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Aggregate, Double Garage Attached, Garage Faces Side, Heated Garage, Ov		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, No Neigh		

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

Features: Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Steam Room, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: Alarm system hardware & cameras, sound system <as is>, garage heater, mounted speakers on deck, bar & wine fridges in wet bar

Words fail to describe this incredible custom home backing onto a municipal reserve in the popular Northwest Calgary neighbourhood of Rocky Ridge. Offering almost 4000sqft of air-conditioned luxury, this extensively upgraded bungalow enjoys a total of 3 bedrooms + den, infloor heating on both levels, stunning designer kitchen with granite countertops, oversized heated garage & wide open Western views of the mountains, amazing sunsets & beyond! Complemented by soaring vaulted ceilings & an expanse of windows, the open concept design of the main floor features heated tile floors, grand living room with sleek fireplace accented by built-ins & floor-to-ceiling stone surround, dining room with built-in granite-topped hutch & showpiece custom kitchen with walk-in pantry, large centre island & upgraded Electrolux stainless steel appliances including built-in convection oven + Frigidaire cooktop stove. The private owners' retreat – with its own separate access to the backyard deck, has a large walk-in closet complete with built-in organizers & spa-inspired ensuite with granite-topped double vanities & heated floors, corner jetted tub & oversized glass steam rainshower with body jets. The lower level – with big windows & infloor heating, is beautifully finished with 2 bedrooms – each with large closets, full bathroom with walk-in glass shower & sensational games/rec room with stone-facing fireplace, wall of built-ins & massive entertainment wet bar with wine racks. Over the garage is a fantastic bonus room with vaulted ceilings, walk-in closet & full bath…making it the perfect space for a guest or 4th bedroom. Dedicated main floor home office with French doors & walk-in closet. Main floor laundry/mudroom with sink & granite counters, built-in bench & Electrolux washer & dryer. Oversized & heated 2 car garage with

granite-topped workbench & sink. Additional extras & upgrades include built-in ceiling speakers & 6-zone sound system, underground sprinklers, wood shelving in the closets, 8ft high doors, aggregate driveway & huge full-width deck - with covered centre section & gas BBQ line, in the fully fenced & landscaped West backyard. A truly exceptional home in one of Northwest Calgary's most prestigious estate areas, here on this oversized corner lot within walking distance to wetland ponds & winding greenspaces, only minutes to the Rocky Ridge Co-op & Shane Homes YMCA, & quick access to the LRT, Crowfoot Centre, Crowchild & Stoney Trails.