



THE
A-TEAM

**RE/MAX
FIRST**

5 ROCKYVALE Green, Calgary T3G 0E3

MLS®#: **A2174284** Area: **Rocky Ridge** Listing Date: **10/28/24** List Price: **\$1,450,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2012**
Lot Information
 Lot Sz Ar: **8,546 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,464**
 Low Sqft:
 Ttl Sqft: **2,464**

DOM

25
Layout
 Beds: **3 (1 2)**
 Baths: **3.5 (3 1)**
 Style: **Bungalow**

Parking

Ttl Park: **6**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard,Backs on to Park/Green Space,Corner Lot,Front Yard,No Neighbours Behind,Landscaped,Underground Sprinklers,Rectangular Lot,Views**
 Park Feat: **Aggregate,Double Garage Attached,Garage Faces Side,Heated Garage,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Private Yard**

Construction: **Stone,Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Convection Oven,Dishwasher,Dryer,Electric Cooktop,Garburator,Instant Hot Water,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**

Int Feat: **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**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		3pc Bathroom	Basement	
4pc Bathroom	Upper		6pc Ensuite bath	Main	
Living Room	Main	27`6" x 15`10"	Dining Room	Main	13`8" x 11`6"
Kitchen	Main	16`7" x 14`0"	Den	Main	13`10" x 13`0"
Laundry	Main	11`10" x 9`10"	Bedroom - Primary	Main	14`8" x 13`0"

**Bonus Room
Bedroom**

**Upper
Basement**

**19`11" x 17`8"
16`3" x 11`1"**

**Game Room
Bedroom**

Legal/Tax/Financial

**Basement
Basement**

**33`2" x 30`5"
16`3" x 11`1"**

Title:
Fee Simple
Legal Desc:

1110921

Zoning:
DC

Remarks

Pub Rmks:

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 jettted 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.

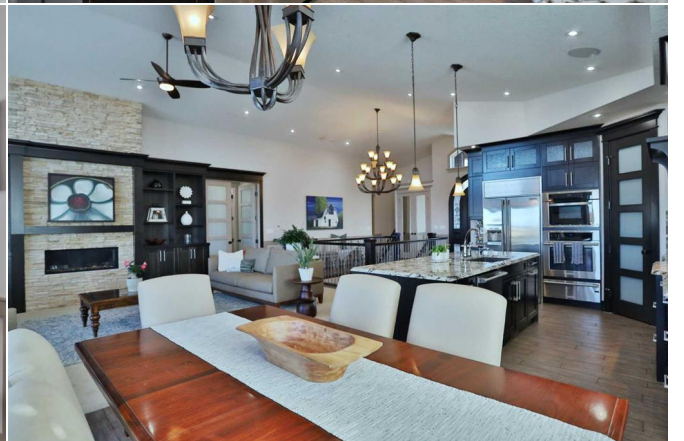
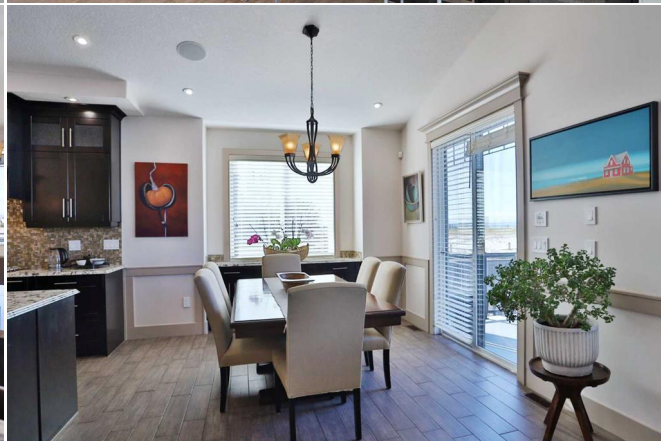
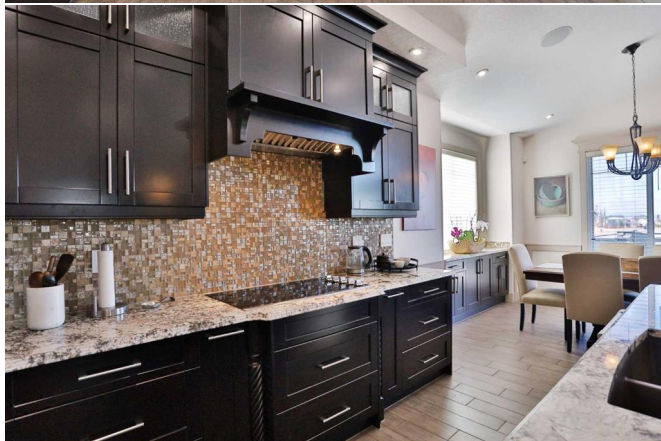
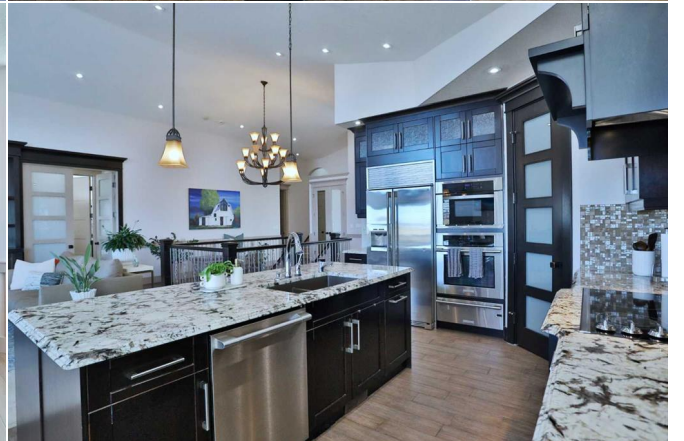
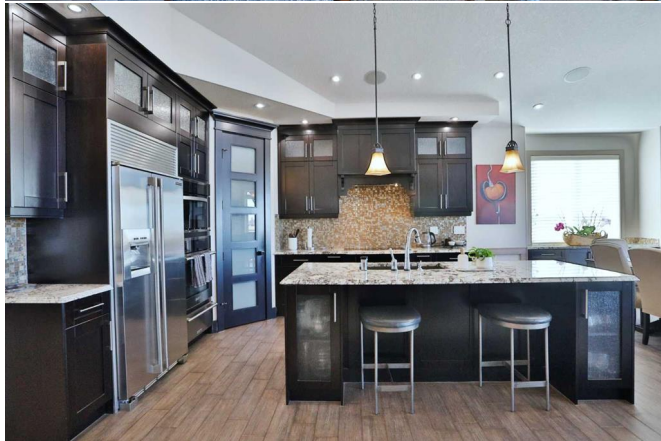
Inclusions:
Property Listed By:

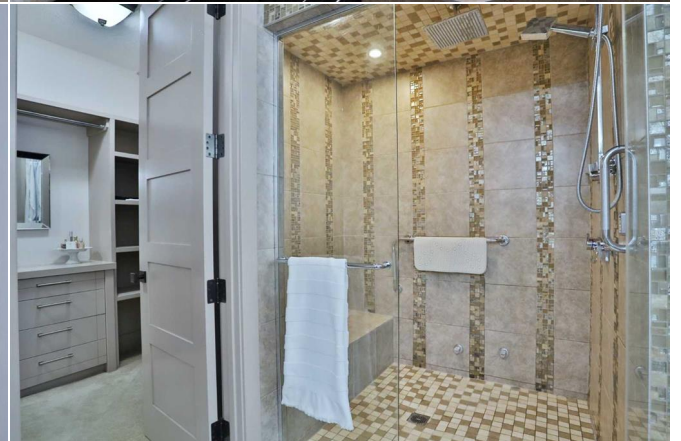
**Alarm system hardware & cameras, sound system , garage heater, mounted speakers on deck, bar & wine fridges in wet bar
Royal LePage Benchmark**

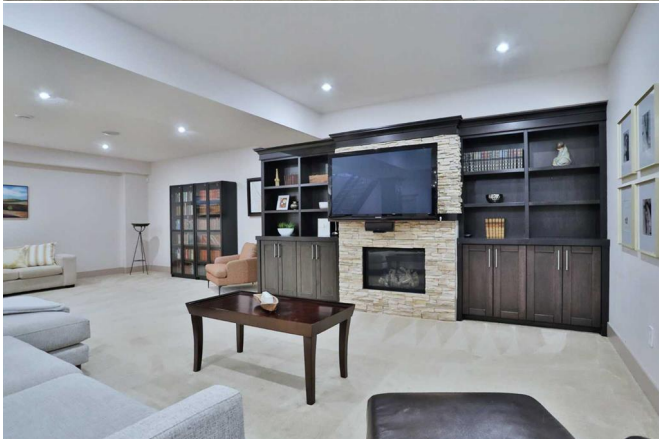
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













5 Rockyvale Green NW, Calgary, AB

Main Building: Total Exterior Area Above Grade 2464.47 sq ft



Main Floor
Exterior Area 1963.13 sq ft



2nd Floor
Exterior Area 501.32 sq ft



Basement (Below Grade)
Exterior Area 980.02 sq ft

0 7 14
m

PREPARED: 2024/10/28



While figures are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.