



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**630 ROCKY RIDGE View, Calgary T3G 5C2**

MLS®#: **A2185607**      Area: **Rocky Ridge**      Listing Date: **01/15/25**      List Price: **\$1,499,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **2003**      Abv Sqft: **2,913**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **8,535 sqft**      Ttl Sqft: **2,913**  
 Lot Shape:

DOM

**7**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Yard,Front Yard,Pie Shaped Lot,Private**  
 Park Feat: **Double Garage Attached,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Concrete,Stone,Vinyl Siding**  
 Heating: **Forced Air**      Flooring: **Tile,Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Private Yard**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Electric Oven,ENERGY STAR Qualified Dishwasher,Gas Range,Microwave,Range Hood,Refrigerator**  
 Int Feat: **Bar,Built-in Features,Chandelier,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Separate Entrance**  
 Utilities:

Room Information

| Room                            | Level           | Dimensions             | Room                  | Level           | Dimensions            |
|---------------------------------|-----------------|------------------------|-----------------------|-----------------|-----------------------|
| <b>Kitchen</b>                  | <b>Main</b>     | <b>17`10" x 10`1"</b>  | <b>Breakfast Nook</b> | <b>Main</b>     | <b>17`10" x 12`3"</b> |
| <b>Living Room</b>              | <b>Main</b>     | <b>14`10" x 11`11"</b> | <b>Office</b>         | <b>Main</b>     | <b>10`1" x 9`0"</b>   |
| <b>Dining Room</b>              | <b>Main</b>     | <b>11`3" x 10`6"</b>   | <b>Mud Room</b>       | <b>Main</b>     | <b>10`2" x 9`9"</b>   |
| <b>Bonus Room</b>               | <b>Upper</b>    | <b>17`7" x 15`7"</b>   | <b>Laundry</b>        | <b>Upper</b>    | <b>12`8" x 5`5"</b>   |
| <b>Kitchen With Eating Area</b> | <b>Basement</b> | <b>18`7" x 17`5"</b>   | <b>Laundry</b>        | <b>Basement</b> | <b>8`0" x 6`9"</b>    |
| <b>Bedroom - Primary</b>        | <b>Upper</b>    | <b>16`11" x 15`11"</b> | <b>Bedroom</b>        | <b>Upper</b>    | <b>11`11" x 9`11"</b> |
| <b>Bedroom</b>                  | <b>Upper</b>    | <b>11`11" x 8`8"</b>   | <b>Bedroom</b>        | <b>Basement</b> | <b>14`9" x 10`1"</b>  |

**Bedroom**  
**4pc Bathroom**

**Basement**  
**Upper**

**12`3" x 11`1"**  
**8`4" x 7`4"**

**2pc Bathroom**  
**5pc Ensuite bath**  
Legal/Tax/Financial

**Main**  
**Upper**

**6`11" x 5`6"**  
**12`7" x 10`9"**

Title:  
**Fee Simple**  
Legal Desc:

**0110772**

Zoning:  
**R-CG**

Remarks

Pub Rmks: **This exquisitely remodeled 5-bedroom, 3.5-bathroom detached home offers over 4,200 square feet of developed living space in the sought-after community of Rocky Ridge! A standout feature of this exceptional property is its rare inclusion of a secondary illegal basement suite so beautiful that it rivals the main living space found in high-end homes! Perfect for multi generational families or buyers seeking to supplement their income while still living in luxury. Upon entry, you are greeted by custom paneling, luxury vinyl plank flooring and a fireplace framed by luxurious Italian marble. The gourmet kitchen is a dream, featuring brand-new cabinets, granite countertops, high-end lighting, and a custom hood fan. A spacious walk-through pantry leads to a large mudroom, blending functionality with elegance. The oversized heated double garage is so spacious it actually can fit 3 vehicles while still offering additional storage. Entertaining is effortless, with a dining area complemented by sophisticated 24-carat gold leaf accents in the entryway. A private office space on the main floor makes working from home a breeze. Natural light floods the upper level, highlighted by a beautiful skylight. The primary suite features a handcrafted luxury headboard, a fully updated ensuite, and a walk-in closet. The secondary bedrooms echo the same level of craftsmanship, with custom touches throughout. The bonus room boasts vaulted ceilings and mountain views, providing the perfect space to unwind after a long day. The illegal basement suite is a standout feature of this home, offering a beautifully designed space with a gorgeous kitchen, a renovated bathroom, and a spacious primary bedroom with a sprawling walk-in closet. The kids' room is a dream, featuring custom-built bunk beds that are both functional and charming. Whether you're looking for extra living space or the potential for rental income, this illegal suite offers remarkable versatility. This home has been extensively upgraded, including new plumbing, electrical systems, custom glass railings, gemstone lighting, smart blinds with solar charging, and stair sensor lights. Additional updates include two high-efficiency furnaces, a new water tank, in-floor heating for the basement, air conditioning, and a state-of-the-art water filtration and softening system. Situated on a quiet street, the massive pie-shaped lot offers ample space for outdoor enjoyment. The yard was fully revitalized with new sod last spring, a blank canvas to create your outdoor oasis! With its attention to detail, custom finishes, and thoughtful upgrades throughout, this home is a masterpiece waiting for its new owner. Don't miss your chance to make it yours—schedule your viewing today and start enjoying everything this remarkable property has to offer!**

Inclusions:  
Property Listed By:

**N/A**  
**Greater Property Group**

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





















