

# \$1,575,000 - 56 Rockyvale Green Nw, Calgary

MLS® #A2252065

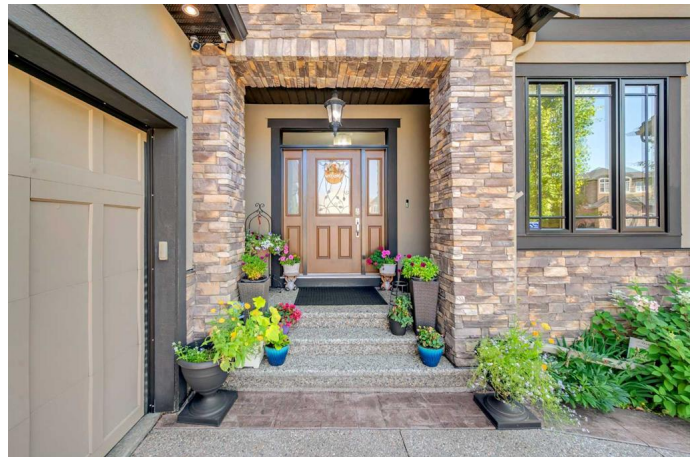
**\$1,575,000**

5 Bedroom, 5.00 Bathroom, 3,363 sqft

Residential on 0.14 Acres

Rocky Ridge, Calgary, Alberta

\*\*\* OPEN HOUSE SUNDAY NOVEMBER 2ND 11 AM - 4 PM\*\*\* Discover a haven of refined living nestled against a tranquil forest in this former show home, where captivating stone and stucco exterior architecture meets a bespoke wooden trim lined interior that radiates timeless elegance. With over 4900 total square feet throughout this luminous five bedroom, three full bath residence it features an attached triple car garage, two powder rooms, and a main floor defined by soaring 9 foot ceilings, a gracious den, and a majestic 3D gas fireplace. The gourmet kitchen, ensconced beneath a chauffeured ceiling over the dining area offers floor to ceiling cabinetry, built in appliances, a vast pantry, Samsung smart fridge, and colossal island, all crafted for both culinary excellence and effortless entertaining. Upstairs, a sun drenched open-to-below bonus room with an electric fireplace overlooks the living area on the main floor and is accompanied by two bedrooms that share a Jack and Jill style bath with an additional common powder room upstairs. The luxurious master suite serves as an elegant retreat with a cathedral ceiling, pot lights, cozy gas fireplace, and spa-inspired ensuite featuring dual vanities, a two-person air tub, an opulent steam shower, and his and hers walk in closets creating a truly one of a kind space and atmosphere. The walkout lower level beckons as a radiant entertainment sanctuary, offering ample natural light through oversized windows, a near full kitchen



including high end Electrolux appliances and combo oven/microwave, two additional bedrooms, and another versatile space ideal for a den or media lounge. Premium amenities within the home encompass central air conditioning, dual furnaces, water filtration system, abundant pot lighting and much much more. The southeast facing backyard flows seamlessly into a private wooded backdrop, crafting an idyllic extension of your indoor sanctuary and presenting the perfect space for any gathering you could have. Just minutes from top tier schools such as William D. Pratt School and Royal Oak School, the YMCA, shopping centers, and grocery stores, this residence delivers an extraordinary fusion of elevated design, sophistication, and effortlessly accessible community luxury that can only be gained by making this home yours.

Built in 2011

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2252065    |
| Price          | \$1,575,000 |
| Bedrooms       | 5           |
| Bathrooms      | 5.00        |
| Full Baths     | 3           |
| Half Baths     | 2           |
| Square Footage | 3,363       |
| Acres          | 0.14        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 56 Rockyvale Green Nw |
| Subdivision | Rocky Ridge           |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3G 0E3 |

### **Amenities**

|                |                                                                                                                                                              |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 6                                                                                                                                                            |
| Parking        | Covered, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Off Street, Oversized, See Remarks, Triple Garage Attached |
| # of Garages   | 3                                                                                                                                                            |

### **Interior**

|                   |                                                                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar |
| Appliances        | Bar Fridge, Built-In Oven, Central Air Conditioner, Electric Cooktop, Garage Control(s), Garburator, Gas Cooktop, Microwave, Refrigerator, See Remarks, Washer/Dryer, Washer/Dryer Stacked                        |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                           |
| Cooling           | Central Air                                                                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                                                                               |
| # of Fireplaces   | 3                                                                                                                                                                                                                 |
| Fireplaces        | Electric, Family Room, Great Room, Master Bedroom, Wood Burning, Double Sided                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                                                               |
| Basement          | Full                                                                                                                                                                                                              |

### **Exterior**

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Other, Private Entrance, Storage                                                |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, No Neighbours Behind, Other, Private, Views |
| Roof              | Asphalt Shingle                                                                                        |
| Construction      | Stone, Stucco, Wood Frame, Other                                                                       |
| Foundation        | Poured Concrete                                                                                        |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 70                |

Zoning DC (pre 1P2007)

Listing Details

Listing Office CIR Realty

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