



47 Rockywood Circle Calgary Alberta

\$1,200,000

Discover the rare combination of space, privacy, and functionality on this quiet Rocky Ridge street, where a custom-designed bilevel sits on one of the area's most substantial lots. This home delivers where it matters most -- outdoor space, storage solutions, and thoughtful design elements that enhance daily living. The spacious entry welcomes you with soaring 17-foot ceilings before opening to the main level, where site-finished Brazilian mahogany hardwood floors flow throughout. The front family room centres around a custom Tindlestone fireplace featuring hand-carved details, while the adjoining formal dining area provides a natural transition to the heart of the home. The recently updated kitchen showcases classic white cabinetry, quartz countertops, and quality stainless steel appliances, including an induction stove with warming drawer. Thoughtful storage solutions extend throughout, including clever space beneath the peninsula. The adjoining dining nook leads seamlessly to the sunroom with a fireplace -- a true highlight that extends your living space for much of the year while overlooking the expansive backyard. Spring and early summer transform this space into a front-row seat for the flowering trees beyond. Two main-floor bedrooms include one featuring a Murphy bed for flexible use, plus the generous primary suite with private covered deck access. The ensuite provides dual sinks, jetted tub, separate shower, and substantial walk-in closet storage. The walk-up basement takes advantage of the transitional lot design, offering easy backyard access via the lower covered deck. A large recreation room with second fireplace and wet bar equipped with dishwasher and microwave creates excellent entertaining space, complemented by two additional bedrooms (one with walk-in closet) and full bathroom. Outside, the property truly excels. The huge backyard includes a storage s...

4pc Bathroom 12.08 Ft x 4.92 Ft
Other 10.00 Ft x 12.83 Ft
Bedroom 12.00 Ft x 12.00 Ft
Bedroom 14.33 Ft x 10.67 Ft
Recreational, Games room 39.42 Ft x 19.67 Ft
Storage 8.83 Ft x 28.50 Ft
Furnace 17.17 Ft x 7.75 Ft
Living room 14.33 Ft x 15.75 Ft
Kitchen 11.75 Ft x 12.50 Ft

Dining room 14.50 Ft x 20.83 Ft
Sunroom 12.00 Ft x 18.42 Ft
Primary Bedroom 19.83 Ft x 15.33 Ft
5pc Bathroom 6.00 Ft x 15.33 Ft
4pc Bathroom 10.33 Ft x 5.00 Ft
Bedroom 11.92 Ft x 10.08 Ft
Foyer 10.75 Ft x 9.25 Ft
Laundry room 6.42 Ft x 6.42 Ft
Other 5.42 Ft x 8.58 Ft

Listing Presented By:



Originally Listed by:
Real Broker

<http://www.themckelviegroup.com/>



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca

