



## 56 Rockyvale Green Calgary Alberta

\$1,675,000

\*\*\* OPEN HOUSE SATURDAY SEPTEMBER 6TH AND SUNDAY SEPTEMBER 7TH 11-3 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,...

2pc Bathroom 5.33 Ft x 4.92 Ft

5pc Bathroom 5.00 Ft x 11.92 Ft

5pc Bathroom 13.00 Ft x 15.83 Ft

Bedroom 13.50 Ft x 11.50 Ft

Bedroom 15.42 Ft x 12.00 Ft

Family room 14.25 Ft x 14.00 Ft

Bedroom 13.25 Ft x 13.92 Ft

Kitchen 9.25 Ft x 12.33 Ft

Recreational, Games room 32.58 Ft x 14.33 Ft

Storage 11.92 Ft x 11.75 Ft

Furnace 13.75 Ft x 11.75 Ft

2pc Bathroom 6.92 Ft x 5.17 Ft

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Listing Presented By:



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Primary Bedroom 21.67 Ft x 14.58 Ft

Other 7.58 Ft x 8.92 Ft

3pc Bathroom 9.75 Ft x 10.58 Ft

Bedroom 16.00 Ft x 10.42 Ft

Den 10.83 Ft x 14.50 Ft

Dining room 20.50 Ft x 13.50 Ft

Foyer 15.08 Ft x 8.50 Ft