

76 Rockywood Park NW
Calgary, Alberta

MLS # A2318633



\$1,000,000

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|------------------|--|---------------|-------------------|
| Division: | Rocky Ridge | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,196 sq.ft. | Age: | 2005 (21 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Heated Garage, In Garage Electric Vehicle Charging | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Garden, Landscaped, Low Maintenance Land | | |

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|--------------------|-------------------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Hardwood, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Tankless Hot Water, Walk-In Closet(s), Wet Bar

Inclusions: Raised floor beds, Telus Alarm system can be assumed by new owners. fridge in the basement, gas garage heater, steamer

Mountain views from all three levels! This extensively renovated Homes By Avi residence in the highly desirable community of Rocky Ridge backs onto a peaceful tree-lined ravine, offering exceptional privacy, nature, and panoramic mountain sunsets. A comprehensive renovation since 2022 has elevated the entire home with engineered hardwood on the main and upper levels, quality vinyl plank flooring, and a fully redesigned kitchen featuring custom solid wood cabinetry, granite countertops, and newer appliances. Additional upgrades include central air conditioning, tankless hot water system, water softener, gas garage heater, 3-zone speaker system, 2-way blinds, dimmable custom lighting, and a cozy gas fireplace on the main level, ensuring year-round comfort. The upper level offers three spacious bedrooms, including a primary suite with mountain views, a walk-in closet with custom built-ins, and a 5-piece ensuite. A large bonus room provides flexible space for family living, entertainment, or a play area. An aluminum deck with glass railings and post cap lighting extends the living space, capturing valley and mountain views for enjoyment day and night. The fully developed basement adds a large recreation area with custom solid wood cabinetry, wet bar with granite countertops, sink, wine storage, and ample storage. It also features a spa-inspired bathroom with a steam shower using Wedi waterproofing and high-end tile work, plus an additional bedroom with rare mountain views. Exterior upgrades include a low-maintenance yard with artificial turf, raised garden boxes, a fire pit area, and professionally designed front landscaping with stone and Asian-style elements. Additional highlights include abundant west-facing back yard natural light, EV charging in the garage, smart home features, and quick access to amenities, schools, parks, transit, and C-Train. A

rare opportunity to own a fully transformed ravine property blending luxury upgrades, functional design, and exceptional natural surroundings.