

125 Rockyvale Green NW  
Calgary, Alberta

MLS # A2242163



**\$1,150,000**

<b>Division:</b>	Rocky Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,457 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Private,		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Stone Counters, Walk-In Closet(s)		

**Inclusions:** Shed

Welcome to this remarkable bungalow located on a private, quiet street in the prestigious enclave of Rock Lake within the desirable northwest community of Rocky Ridge. Rock Lake is a meticulously designed "community within a community," offering serene ponds, extensive walking paths, and lush green spaces, a true sanctuary for those seeking refined living. This like-new bungalow impresses from the moment you arrive, with exceptional curb appeal and an exposed aggregate walkway prelude the spacious front entry. The main floor is highlighted by a bright and open great room, anchored by a striking gas fireplace and featuring a patio door that opens to a large rear deck. This outdoor space overlooks a beautifully manicured yard with trees beyond, creating the ultimate setting for both entertaining and relaxing. The primary suite is a luxurious retreat with a walk-in closet and a spa-inspired five-piece ensuite, complete with dual vanities, a soaker tub, and an oversized step-in shower. The chef's kitchen offers loads of cabinets extending to the ceiling, a stylish tile backsplash, premium stainless steel appliances, and an expansive island with eating bar. Wide-plank hardwood flooring flows throughout the main level, complemented by elegant wrought iron railings. A private den, main floor laundry, and a well-appointed two-piece powder room complete the main floor. The professionally developed lower level is equally impressive, featuring two generous bedrooms separated by a four-piece bathroom, a massive family room, and a recreation area with rough-in plumbing for your future wet bar. There is also a dedicated workshop space and abundant storage. Nine-foot ceilings on both levels and oversized windows throughout the home flood the space with natural light and offer beautiful views of the surrounding greenspace. A double front attached

garage completes this exceptional property. Ideally located with quick access west to the mountains, north to the shops and amenities of Rocky Ridge, and just steps from the YMCA and LRT, this rare offering combines luxury, comfort, and convenience in a setting that is second to none. Do not miss this rare opportunity to own a nearly new, meticulously maintained bungalow backing onto greenspace offering privacy, tranquillity, and the ultimate lifestyle in one of northwest Calgary's most sought-after communities.