



GRASSROOTS
REALTY GROUP

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81 Rocky Ridge Close NW
Calgary, Alberta

MLS # A2217387



\$975,000

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,361 sq.ft.	Age:	2000 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Cul-De-Sac, Gentle Sloping, Landscaped, Low Maintenance Landscape, No M		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Ceiling Fan(s), Chandelier, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recreation Facilities, Vaulted Ceiling(s)

Inclusions: None

**** Open House Saturday, 12pm -3pm ****Not Your Typical Rocky Ridge Home! Situated on one of the largest lots in Rocky Ridge—nearly 7,500 sq. ft.—this must-see property showcases true pride of ownership. From the moment you step inside, you're welcomed by a dramatic front living room with soaring 18-foot ceilings and an abundance of natural light. The space is elevated by rare Australian Jarrah hardwood floors bordered with maple—a unique and luxurious touch. The elegant formal dining room leads into a beautifully renovated custom kitchen featuring rich mocha cabinetry, gleaming granite countertops, a spacious island, and stainless steel appliances. The kitchen opens to a cozy family room centered around a gas fireplace—perfect for relaxing evenings. Just off the bright and airy breakfast nook is an expansive sunny deck (31' x 15'), complete with a privacy wall and extra storage underneath—ideal for summer BBQs and entertaining. Step down into the sun-drenched backyard featuring a massive rubber patio, offering plenty of space for play and relaxation. With over 3,400 sq. ft. of developed living space, this home offers room for the whole family. Upstairs, the spacious primary retreat boasts a luxurious 6-piece ensuite with a jetted tub, generous sitting area, and a dream walk-in closet that rivals those in luxury estates. Two additional large bedrooms and a full 4-piece bath complete the upper level, all finished with luxurious Cheery Hardwood flooring. The finished basement is perfect for hosting or relaxing, featuring a large recreation/games room with a wet bar, a huge fourth bedroom, and another 4-piece bathroom. Recent upgrades include brand-new windows throughout the entire home, roof, etc. Located on a quiet cul-de-sac. Move in & Enjoy.

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