



**GRASSROOTS**  
REALTY GROUP

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**54 Rockbluff Close NW**  
**Calgary, Alberta**

**MLS # A2279817**



**\$829,000**

<b>Division:</b>	Rocky Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,100 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Paved		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Close to Clubhouse, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Granite Counters, Kitchen Island, No Animal Home, Open Floorplan, Sauna, Vinyl Windows		

**Inclusions:** N/A

**\*\* OPEN HOUSE SATURDAY JANUARY 17, 2-4PM \*\*** Discover this beautifully maintained 2-storey walk-out home in the NW community of Rocky Ridge, offering breathtaking mountain views and a thoughtfully designed layout ideal for modern living. The open concept main level features high ceilings in the living room, expansive windows, and seamless flow throughout the space. The updated kitchen is a true highlight, perfectly positioned to take in the stunning views and offering ample cabinetry, generous counter space, a corner pantry and direct access to the outdoor deck. Ideal for entertaining or simply enjoying the scenery. Upstairs, you'll find three spacious bedrooms, including a private primary retreat where you can unwind while enjoying mountain views from the ensuite bathroom. A designated area upstairs provides the perfect spot for a home office or study nook, along with a full bathroom to comfortably accommodate family or guests. The fully developed walk-out basement adds exceptional versatility, featuring a wet bar, full bathroom, and a flexible den space currently set up as a home gym (previously a bedroom) and Sauna, offering options for recreation, work, or guests. With direct access to the backyard, this level is perfect for entertaining or multi-functional living. Enjoy outdoor living with picturesque views, a well designed deck, and a layout that truly connects indoor and outdoor spaces. Evenings in the hot tub in the backyard, on concrete patio. Conveniently situated close to schools, parks, shopping, the YMCA, and major roadways. The upcoming Rocky Ridge Athletic Park, anticipated for completion in 2026, will further enhance the area with new recreational amenities and long term community appeal. Schedule your private showing today and experience everything this home has to offer.

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