



**487 Rocky Ridge Drive NW
Calgary, Alberta**

MLS # A2290057



\$1,199,900

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,747 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.12 Acre		
Lot Feat:	Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Pantry, Sauna, Walk-In Closet(s)		

Inclusions: 2nd Dishwasher

ORIGINAL OWNERS | PRIDE OF OWNERSHIP | UNOBSTRUCTED ROCKY MOUNTAIN VIEWS | OVER \$200K IN RENOVATIONS. This beautifully maintained home offers over 3,700 SQFT of developed living space, 3 bedrooms, 3.5 bathrooms, and exceptional upgrades throughout. The main floor features soaring open-to-above ceilings, rich hardwood flooring, and a bright open-concept kitchen complete with stainless steel appliances and ample cabinetry for storage. Step out onto the west-facing deck, perfect for enjoying abundant natural sunlight and breathtaking mountain views. The upper level includes a spacious bonus room with vaulted ceilings, two full bathrooms, and three generously sized bedrooms, including a primary suite with a walk-in closet and private ensuite bathroom. The fully renovated walk-out basement offers additional living space with in-floor heating, custom DENCA cabinetry, a full bathroom with sauna, and a versatile den area featuring a Murphy bed, ideal for guests or a potential fourth bedroom. The outdoor space has been thoughtfully designed with over \$80,000 invested in professional landscaping, creating a beautiful and relaxing backyard perfect for summer evenings while taking in the unobstructed Rocky Mountain views. Additional features include an oversized double attached garage and an excellent location close to Shane Homes YMCA at Rocky Ridge, the LRT station, shopping, schools, and parks. Don't miss this incredible opportunity—schedule your private showing today!