



**183 Rocky Ridge Landing NW  
Calgary, Alberta**

**MLS # A2141052**



**\$865,000**

<b>Division:</b>	Rocky Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,381 sq.ft.	<b>Age:</b>	1996 (28 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<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>	Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry		

**Inclusions:** n/a

Welcome to this immaculate home, ideally located on a quiet cul-de-sac and backing onto a stunning tree lined pond. This elegant home offers 5 bedrooms, over 3350 square feet of living space and a walkout basement. Upon entry you are greeted by soaring ceilings and rooms soaked in sunlight. The living area and dining room provide a casually elegant area to entertain friends and family. Just a few steps away is the expansive kitchen with ample cabinets, a center island, endless countertops and a large corner pantry. The kitchen flows easily into the spacious family room, great for casual nights at home, watch a show or cozy up to the fireplace while you enjoy the view to the serene woods behind. Upstairs you will find 3 spacious bedrooms including the massive primary suite. Need some time away, this owner's suite offers a private sitting area when you need to recharge at the end of the day. This room would not be complete without the luxurious ensuite bath and impressive walk-in closet. The walkout basement offers yet another family room area, watch the game or gather everyone for family games night, the options are endless. Two more bedrooms (one is currently converted to a workspace) for a total of 5 overall, and a private 4-piece bath. Spend time on the upper deck, the lower patio or in the yard, the green space beyond the fence brings nature to your door, with stands of trees and the peaceful pond giving you the unbeatable views all year-round. This home is close to schools, local shops, and the amenities at Crowfoot Crossing. Easy access to transportation, the C-train and the mountains, locations do not get better than this. This home has been impeccably maintained through the years and is waiting for you. Call today to see this fine home.