



**32 Rocky Ridge Close NW
Calgary, Alberta**

MLS # A2161580



\$779,000

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,790 sq.ft.	Age:	1999 (25 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s), Wood Counters		

Inclusions: HOT TUB

Welcome to your dream home in the highly sought-after community of Rocky Ridge, Calgary! This beautifully designed, fully finished walkout basement home offers nearly 2,800 square feet of living space, perfect for both relaxation and entertainment. As you approach, a cozy front porch invites you inside to discover an open-concept layout, where a spacious kitchen becomes the heart of the home. With a breakfast bar, sunny corner sink, and ample counter space, the kitchen is designed to meet all your culinary needs. The bright kitchen nook, with its impressive 10-foot ceilings, creates an ideal setting for dining, while the large living room features built-in shelving and a gas fireplace for those cozy evenings. Upstairs, you'll find a luxurious master suite, complete with a walk-in closet, a 4-piece ensuite, and stunning mountain views. Two additional bedrooms and a spare bathroom offer plenty of space for family or guests. The walkout basement extends your living area with a large family room, an additional bedroom, and a built-in bar—perfect for entertaining. The fresh, neutral colors and south-facing backyard enhance the welcoming atmosphere of this meticulously cared-for home. Situated near the Ranch Centre, this home offers easy access to tennis courts, a lake, a water park, and year-round activities. Parks, pathways, transit, schools, and major routes are all conveniently close, making commuting downtown or to the mountains effortless. Experience the best of both indoor and outdoor living in this exceptional Rocky Ridge home. Welcome to your new home!