



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

**MLS # A2171096**



**\$1,199,000**

<b>Division:</b>	Rocky Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,493 sq.ft.	<b>Age:</b>	2001 (23 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Double Garage Attached, Driveway, Front Drive, Garage D		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Few Trees, Lawn, No Neighbours		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bidet, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Dry Bar, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound		
<b>Inclusions:</b>	N/A		

BREATHTAKING MOUNTAIN VIEWS AWAIT! Discover the home you've been dreaming of in the heart of the vibrant ROCKY RIDGE community! This stunning 5-BEDROOM, 3.5-BATHROOM property boasts UNMATCHED VIEWS OF THE MOUNTAINS, FOOTHILLS, AND PRAIRIES from all three levels—whether you're relaxing on the terrace or enjoying the view through the dramatic TWO-STORY WINDOWS. With over 3,500 SQ. FT. of beautifully designed and PROFESSIONALLY DEVELOPED living space, this home offers the perfect blend of luxury and comfort. The main floor welcomes you with a SPACIOUS FAMILY ROOM, featuring 18' HIGH CEILINGS, a large dining area perfect for gatherings, and a GOURMET KITCHEN complete with an island and walk-through pantry. Natural light pours in through custom internal windows, highlighting the HANDCRAFTED STAIRCASE and BUILT-IN FURNITURE, adding both character and practicality. Upstairs, unwind in the MASTER SUITE with its cozy sitting area and PANORAMIC MOUNTAIN VIEWS. The ensuite is your personal spa, complete with a JETTED TUB, dual sinks, and a separate shower. Two additional spacious bedrooms and an open OFFICE SPACE WITH BUILT-INS offer plenty of room for work and relaxation. The WALK-OUT BASEMENT is an entertainer's dream, with a large entertainment area, exercise space, and two extra bedrooms—ideal for guests or growing families. The lower level also opens to a large backyard PATIO, perfect for summer BBQs and gatherings. This home has been thoughtfully updated with FRESH PAINT (2024), HARDWOOD FLOORS (2021), a NEW HOT WATER TANK (2019), and a NEW GARAGE DOOR (2024). Other perks include CENTRAL A/C, SMART WIRING, and INTEGRATED STEREO SPEAKERS throughout.

You'll love the location&mdash;CLOSE TO THE CTRAIN STATION, schools, shopping, and the ROCKY RIDGE COMMUNITY CENTRE. Plus, the YMCA RECREATIONAL FACILITY is just minutes away, offering endless activities for the whole family. EASY ACCESS TO CROWCHILD TRAIL and STONEY TRAIL makes commuting a breeze. If you're searching for elegance, comfort, and UNBEATABLE VIEWS, this is the home for you! DON'T MISS OUT&mdash;CONTACT YOUR REALTOR TODAY for a private viewing and make this ROCKY RIDGE GEM YOURS!