



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

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

**MLS # A2210654**



**\$784,900**

<b>Division:</b>	Rocky Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,968 sq.ft.	<b>Age:</b>	1999 (26 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>	Back Yard, Interior Lot, Lawn, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Central Vacuum, French Door, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)

**Inclusions:** Stacked washer/dryer in basement

Welcome home to this lovingly maintained two storey in the popular Northwest Calgary community of Rocky Ridge. Offering 5 bedrooms and 3.5 bathrooms, this beautiful home enjoys rich hardwood floors, soaring ceilings, gas fireplace, renovated kitchen with impeccable quartz countertops, mountain views, and spacious Southwest backyard. Designed for both entertaining and family living the open concept living space features a formal dining room upon entry and leads to the main living area. A renovated kitchen boasts new quartz counters, corner pantry, newer dishwasher and refrigerator, and a centre eat up island that overlooks the breakfast nook and living room. The living room showcases voluminous ceilings with 2 storey windows, centre fireplace complemented by built-in alcoves and a large picture window. The breakfast nook leads out to your raised composite upper deck where you can enjoy family BBQs and stunning sunsets. A spacious mudroom offers main floor laundry, powder room, and leads to the attached boule garage. As you ascend upstairs, you'll find plush carpets, convenient built-in desk/homework station, full bathroom, and 3 generous bedrooms. Separate from the other bedrooms for the utmost privacy is the Primary retreat. Generous in size with his/her closets, the primary leads to a 5pc ensuite through French doors where you'll find dual vanities, separate shower, and a corner jetted tub highlighted by mountain views. The walkout lower is fully finished with 2 more bedrooms, full bath, a fabulous family room and kitchenette space that could easily be turned into a lovely space for family members or a nanny. the lower level patio is covered and is an ideal space for a year-round hot tub to soak away any stresses. Additional upgrades include the kitchen countertops, newer fridge and dishwasher, newer roof in 2016, AC with permits in 2020, upper deck redone

in 2013, and new furnace in 2020. The lower level kitchen ventilation and plumbing was added in 2005, and is currently closed off but would be an easy task to get back up and running. Situated on a quiet family-friendly crescent within steps to a playground and minutes to the LRT, Rocky Ridge Co-op, Crowchild, and Stoney Trail for your quick escape to the mountains. This incredible property is priced at an exception value and is ready for you to call it "home."