



GRASSROOTS
REALTY GROUP

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

MLS # A2303717



\$1,588,000

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,907 sq.ft.	Age:	2001 (25 yrs old)
Beds:	8	Baths:	6
Garage:	Driveway, Garage Door Opener, Garage Faces Front, Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Landscaped, Lawn, L		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks, Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Separate Entrance, Skylight(s)		
Inclusions:	One Additional Set Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer in Basement Second Suite		

Price Reduced \$100,000 for sale ! Please take 3D UTour Walkthrough! An Exceptionally Rare Offering in Rocky Ridge Community! Welcome to discover unparalleled luxury in this sprawling 4,400 sqft living space executive home, boasting BREATHTAKING PANORAMIC MOUNTAIN VIEWS FROM ALL THREE LEVELS. Designed for comfort, luxury, and versatile living, this 8-BEDROOM, 6-FULL-BATH residence is perfect for multi-generational families or those seeking premium space. From the moment you enter the main level, you will be absolutely impressed by soaring both living and family room 18-foot ceiling, with floor-to-ceiling windows, providing abundant natural light inside and massive panoramic, unobstructed mountain views outside. This level also features beautiful, high-quality oak cabinetry paired with custom built-ins throughout the kitchen and family area, a gourmet chef's kitchen with top-of-the-line appliances, granite countertops, a big island, and heated tile floor! Furthermore, the main level also offers a laundry room, a full bathroom and option for a private bedroom or home office, allowing the space to adapt perfectly to your family's lifestyle. The upper level is a true sanctuary of comfort, led by a primary retreat featuring a massive walk-in closet and a spa-inspired ensuite with an oversized shower, a deep soaker tub, and heated tile floor. The level is complemented by three additional bright bedrooms, two full bathrooms, and a large front balcony, perfect for a morning coffee or an escape at any time of the day. The Walkout level became a legal suite in 2023, offering its own private entrance from the gated backyard. It features a spacious living room with a fireplace, THREE bedrooms, ONE 4pc full bathroom and ONE 3pc bathroom, a laundry room, and a storage home. Its Functional Luxury also including: Huge sunny back decks

overlooking the stunning landscape, two skylights, 2 Furnaces, 2 HWTs, and 2 cozy fireplaces for ultimate efficiency and comfort. , Attached TRIPLE CAR GARAGE with ample storage and parking. Lots of Upgrades: One newer Hot Water Tank 2022 August, 2 new windows December 2022, Back Deck upgraded 2023 October , Roof repaired on July 2022 with 5 year warranty Unbeatable Location & Convenience: Easy access to Crowchild Trail and Stoney Trail; close to a C-Train station and bus routes. Close to local schools, parks, shopping, and the YMCA recreational center. The Listing won't last long! Contact your realtor today to view!