



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

**MLS # A2319538**



**\$919,900**

<b>Division:</b>	Rocky Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,548 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Insulated		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Low Maintenance Landscape, Many Trees, Rectang		

<b>Heating:</b>	Central, 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>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Basement Family Room TV Mount

Perched in an enviable location in Rocky Ridge, this immaculately maintained, fully developed walk-out bungalow offers over 1,540 square feet of main-floor living space designed to capture sweeping views of the Rocky Mountains. The main level immediately draws you in with high ceilings and expansive windows framing the mountain skyline, featuring a dedicated front office, an elegant formal dining room, and a wide-open living room and kitchen area divided by a 3-sided glass fireplace. The chef-style kitchen is equipped with quartz countertops, a massive central island with bar seating, and a large pantry, flowing seamlessly into the bright breakfast nook and out to the upper deck. Tucked away for maximum privacy, the primary bedroom serves as a true retreat with a 4-piece ensuite that cleverly connects straight through to a massive walk-in closet. You’ll love having the laundry on this level next to the access for the garage. Downstairs, the fully finished walk-out lower-level transitions into a spacious recreation room anchored by a cozy fireplace surrounded by high-end, floor-to-ceiling custom built-in cabinetry. This level adds exceptional functionality with two additional generously sized bedrooms—one featuring direct cheater-suite access to the full bathroom. The mechanical room offers plenty of storage. Make sure to step outside to a professionally landscaped, low-maintenance yard. Complete with a patio area surrounded by mature trees in a fully fenced backyard. Reach out to your favorite realtor to book a private viewing. It’s a move you’ll be glad you made.