



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

311 rocky ridge Drive NW
Calgary, Alberta

MLS # A2331323



\$1,299,000

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,673 sq.ft.	Age:	1998 (28 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Pine Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, High Ceilings, No Animal Home, No Smoking Home		

Inclusions: None

Welcome to this stunning executive 5-bedroom home offering nearly 4,000 sq. ft. of beautifully finished living space and breathtaking panoramic views of the city skyline and the southwest mountains. The main floor features an elegant formal dining room with coffered ceilings and stately columns, seamlessly flowing into the spacious living room where expansive windows showcase the spectacular views. The well-appointed kitchen is designed with maple cabinetry, granite countertops, stainless steel appliances, and a bright breakfast nook with direct access to the rear deck, complete with a gas hookup for your BBQ. A private main-floor den, convenient 2-piece powder room, and laundry room with a generous mudroom off the garage complete this level. A beautiful spiral staircase leads to the upper floor, where you'll find four spacious bedrooms and a full 4-piece bathroom. The impressive primary suite offers plenty of room to unwind and features a luxurious ensuite with a soaker tub, separate shower, and ample space to relax. The bright walkout basement expands the living area with a fifth bedroom, a large recreation room, a dedicated media area, and a bar—perfect for entertaining family and friends. Backing onto green space, this home enjoys direct access to walking and biking pathways leading to the LRT station. You'll also appreciate being just minutes from Calgary's largest YMCA, along with nearby shopping, schools, and other amenities. Combining exceptional space, an unbeatable location, and spectacular views, this is a home you won't want to miss. Listing agent is related to the seller.