



GRASSROOTS
REALTY GROUP

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359 Rocky Ridge Drive NW
Calgary, Alberta

MLS # A2334046



\$1,499,000

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 the basement Second Suite		

Unbeatable Rocky Mountain views and exceptional layout flexibility property in desirable Rocky Ridge Community! This executive 2-storey residence offers 4,400 sq. ft. of total finished space, featuring 8 bedrooms, 6 full bathrooms, and panoramic mountain vistas from all three levels. The main floor impresses with soaring 18-foot ceilings, floor-to-ceiling windows, and a gourmet kitchen equipped with granite countertops, a central island, and heated tile floors. A main-floor bedroom/office, full bathroom, laundry room, and a grand back deck overlooking green space complete this level. Upstairs, the primary retreat features a 5-piece ensuite, accompanied by three additional bedrooms, two full baths, and a private front balcony. The fully finished walkout lower level houses a 3-bedroom legal suite complete with a private entrance, full kitchen, dedicated laundry, living room with fireplace, and two full bathrooms—ideal for multi-generational living or rental potential. Key Features & Maintenance Upgrades: • Attached triple-car garage • Dual furnaces, dual hot water tanks (one replaced Aug 2022), and dual gas fireplaces • Walkout 3-bedroom legal suite (2023) • Upgraded rear deck (Oct 2023), select updated windows (Dec 2022), and roof repairs with warranty (July 2022) • Backs onto green space with no direct rear neighbors. Ideally located near the Rocky Ridge C-Train Station, Crowchild Trail, Stoney Trail, schools, parks, shopping, and the Shane Homes YMCA. Rarely does a home combine MOUNTAIN VIEWS, WALKOUT LEGAL SUITE, TOTAL 8 BEDROOMS, AND A TRIPLE GARAGE at this price point. Take 3D UTour Walkthrough and book your private showing today!