



GRASSROOTS
REALTY GROUP

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315 Rocky Ridge Bay NW
Calgary, Alberta

MLS # A2340862



\$799,800

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,738 sq.ft.	Age:	1998 (28 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Irregular Lot, Landscaped, Lawn, No Neighbours Beh		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Storage, Walk-In Closet(s)		

Inclusions: Playground in Yard

PRICED ALMOST \$100K UNDER THE CITY ASSESSED VALUE Welcome to this versatile five-bedroom, Air-Conditioned WALKOUT BUNGALOW with OVER 3000+ sqft of total living space in the sought-after community of Rocky Ridge. Offering an impressive open layout with 3beds up + 2beds down, 3 full baths, a large dedicated studio room, and abundant indoor and outdoor living space. The SWEEPING ESTATE-STYLED DRIVEWAY provides ADDED PRIVACY and TWO EXTRA parking spots. From the moment you enter, the vaulted ceilings, skylight, hardwood flooring, new carpet (June 2026) and natural light create a warm and open atmosphere throughout the main level. Continuing straight through the front door you will find the bright kitchen features white cabinetry, stainless steel appliances (Refrigerator 2026, Stove 2026, Dishwasher 2023), a pantry and a large centre island. Just past the kitchen is the adjoining dining area that provides direct access to the expansive upper deck and is complemented by a triple-facing fireplace. The spacious living room is surrounded by large windows overlooking the Calgary Alberta Temple and mature greenery behind the home with no neighbours behind. The three bedrooms are conveniently located on the main floor, including a primary bedroom with a vaulted ceiling and oversized window + a 4-piece ensuite with a large skylight that makes the bathroom always feel bright throughout the day. While the additional bedrooms offer great flexibility for children, guests or a home office and another full 4-piece bathroom near the bedrooms. Laundry (washer & dryer 2023) is also conveniently located on the main level in the mud-room. The fully developed walkout basement significantly expands the living space with a massive open oversized recreation and games area mixed with a comfortable family room

featuring in-floor heating, a stone-faced fireplace and built-in shelving, two additional larger than average bedrooms, a full bathroom and a unique studio. The studio is currently used to make music but could be converted into a gym, bedroom, theatre room or multipurpose room that can be adapted to suit your work, fitness, music or creative needs. Find the secret door in this room to access the large storage/utility room. Multiple large windows and direct access to the covered lower patio help the basement feel bright and connected to the outdoors. This home also features Central Vacuum. Outside, enjoy the upper deck, sheltered walkout patio and private, landscaped backyard surrounded by mature trees and backing onto a scenic green space and pathway, creating a peaceful setting with no direct neighbours immediately behind. Completing the property is a double attached garage and a desirable location close to parks, pathways, and community amenities. As a Rocky Ridge homeowner you have exclusive access to the Rocky Ridge Ranch HOA. The location can't be beat for a well-regarded lifestyle with great schools, walking paths, YMCA (5 Mins away), nearby shops, restaurants, and gas station.