



GRASSROOTS
REALTY GROUP

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215 Rocky Ridge Drive NW
Calgary, Alberta

MLS # A2350936



\$899,900

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,535 sq.ft.	Age:	1999 (27 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Back Lane, No Neighbours Be		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry		
Inclusions:	NA		

Wake Up to Unobstructed Mountain & City Views! This beautifully fully finished walkout bungalow offers a rare combination of stunning views, spacious living, and comfortable one-level living. From the moment you step inside, you'll appreciate the bright, open layout and incredible backdrop. The main floor welcomes you with a dining room that flows seamlessly into the kitchen and spacious living room, complete with a cozy fireplace. Step outside onto the deck and take in the panoramic, unobstructed views stretching from Downtown Calgary to the Rocky Mountains—the perfect setting for your morning coffee or evening entertaining. The spacious primary retreat is designed to take full advantage of the views, allowing you to wake up to the mountains each morning. The ensuite features a walk-in closet, dual sinks, jetted tub and a glass-block shower. A second bedroom and convenient main-floor laundry complete the main level. Downstairs, the fully finished walkout basement offers plenty of space for family and guests, featuring two additional large bedrooms, an oversized four-piece bathroom, a second fireplace, large family room, open recreation space and wet bar. The walkout leads directly to the yard through a large sliding glass door, with—you guessed it—more spectacular mountain views. With four bedrooms, multiple living spaces, a walkout basement and some of the best views you could ask for, this is a home that needs to be seen to be truly appreciated. Come see the views for yourself!