

# \$1,285,000 - 363 Rocky Ridge Drive Nw, Calgary

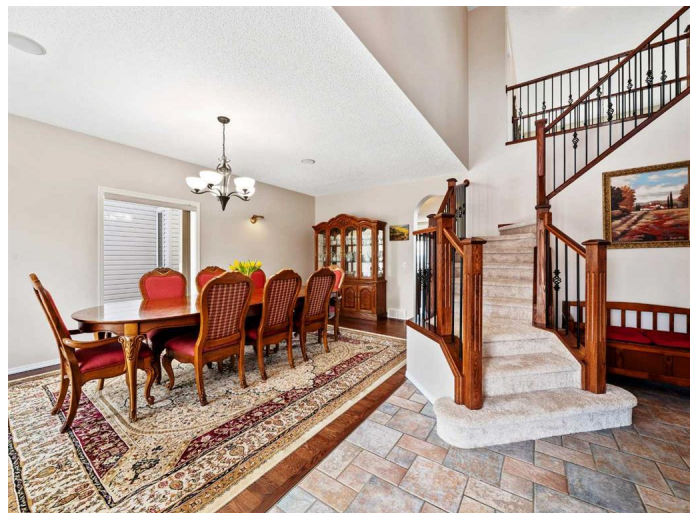
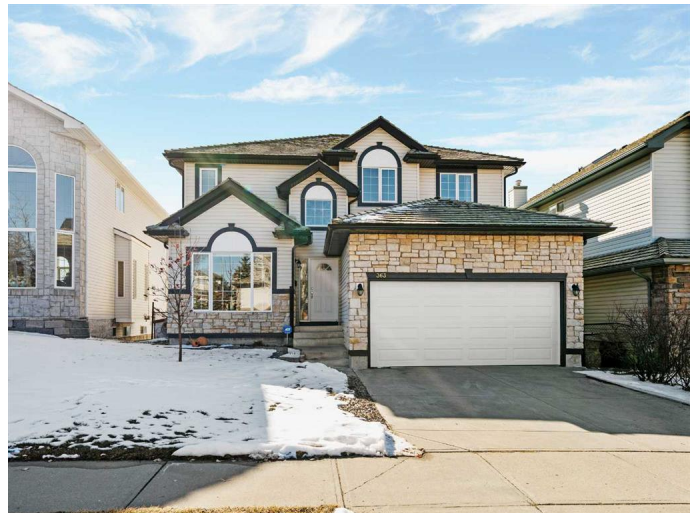
MLS® #A2201955

**\$1,285,000**

5 Bedroom, 4.00 Bathroom, 2,493 sqft  
Residential on 0.13 Acres

Rocky Ridge, Calgary, Alberta

Step into your dream home in the heart of ROCKY RIDGE, offering PANORAMIC VIEWS of the MOUNTAIN and FOOTHILLS from ALL THREE LEVELS! You have found the home with one of the MOST DESIRABLE, UNOBSTRUCTED VIEWS on the street! As you walk through the front door, youâ€™re welcomed by soaring 18FT HIGH CEILING in the grand family room, filling the space with natural light and warmth. A cozy gas fireplace sets the perfect ambiance for relaxing evenings, while handcrafted stairs and custom-built furniture add a unique charm. The kitchen has been refreshed with brand-new appliances. A spacious island and a walk-through pantryâ€™perfect for any home chef! The large dining area is ideal for gatherings, while the bright office with custom interior windows offers a quiet retreat for work or study. Upstairs, the primary suite is a true sanctuary, featuring a sitting area with BREATHTAKING MOUNTAIN VIEWS. The spa-like ensuite boasts a jetted tub, separate shower, dual sinks, and ample closet space. Down the hall, youâ€™ll find two more generously sized bedrooms and an additional built-in office space, making this level both practical and luxurious. The professionally DEVELOPED WALKOUT BASEMENT expands your living space, offering a large entertainment room, two well-sized bedrooms, and a full bathroom. Whether youâ€™re hosting game nights, movie marathons, or need a private guest retreat, this space has it



all! Fresh paint and upgraded hardwood floors enhance the interiors elegance, while a recently replaced hot water tank and garage door ensure peace of mind. Enjoy year-round comfort with CENTRAL A/C, smart wiring, and a built-in stereo system for seamless convenience. Step outside to your oversized backyard and patio, where you can soak in the stunning views while entertaining friends and family. Living here means enjoying QUICK ACCESS to Crowchild and Stoney Trail, nearby schools, parks, shopping, and the YMCA recreational center. With a C-TRAIN STATION and bus stops nearby, commuting is a breeze! This home perfectly balances elegance, practicality, and an unbeatable location. Don't miss this rare opportunity—schedule your private showing today!

Built in 2001

### **Essential Information**

MLS® #	A2201955
Price	\$1,285,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,493
Acres	0.13
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	363 Rocky Ridge Drive Nw
Subdivision	Rocky Ridge

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G4X3

### **Amenities**

Parking Spaces	4
Parking	Additional Parking, Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Guest, Insulated, Oversized, Paved
# of Garages	2

### **Interior**

Interior Features	Bar, Bidet, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Dry Bar, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Balcony, Barbecue, BBQ gas line, Other, Private Entrance, Private Yard, Rain Gutters, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Few Trees, Landscaped, Lawn, Level, No Neighbours Behind, Private, Street Lighting, Views
Roof	Cedar Shake
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 12th, 2025
-------------	------------------

Days on Market 19  
Zoning R-CG

### **Listing Details**

Listing Office Town Residential

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.