

# \$1,495,000 - 159 Rocky Ridge Drive Nw, Calgary

MLS® #A2080090

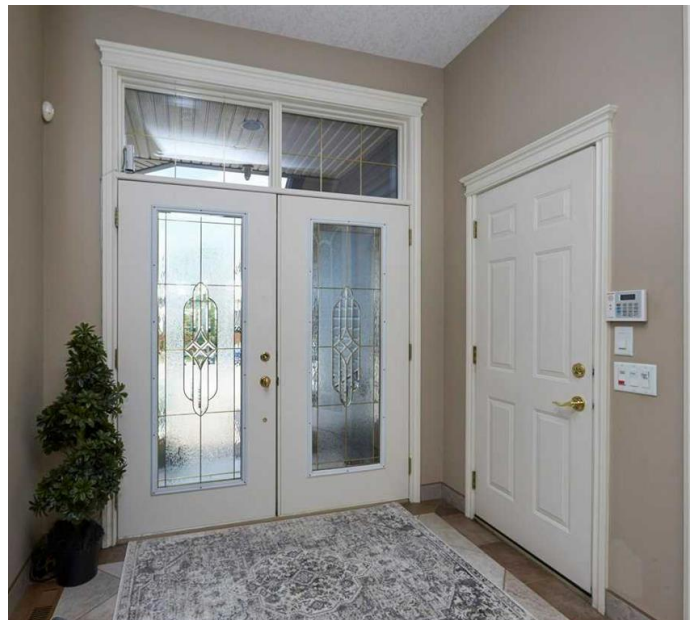
**\$1,495,000**

4 Bedroom, 3.00 Bathroom, 2,186 sqft

Residential on 0.15 Acres

Rocky Ridge, Calgary, Alberta

Welcome to this executive custom built, air conditioned, bungalow in prestigious Rocky Ridge in showhome condition. The home backs onto a greenspace with walking paths and 220 degree views of the city and mountains. With over 4,400 SqFt on two levels, this home is sure to amaze you. A very bright and open plan with extensive upgrades and built-ins throughout, you must see to appreciate the beauty of this home. Walking in through the double front doors, you are greeted with a large foyer looking into the living room that boasts beautiful 12 foot coffered ceilings and pillar accents, as well as built in features and a gas fireplace. A large office with built-ins and cork floors can be found just off of the foyer, perfect for an office or flex room. A two piece powder room is located beside the office. Walking into the gourmet kitchen, you'll be impressed with top of the line stainless steel appliances, beautiful granite countertops and a two tiered kitchen island with a raised breakfast bar open to a large eating area. The extensive cabinetry provides ample storage space. Just off of the kitchen, you'll find a large formal dining room with built in cabinetry. The kitchen leads into a sunroom ideal for a Mahjong or games room with two sliding patio doors leading out to a large duradek with glass panels and metal railings. The patio runs the entire length of the home and boasts stunning mountain views overlooking the park. The large master bedroom is the perfect place to relax with a



triple sided gas fireplace and mountain views. The 5 piece spa-like master ensuite boasts double vanities, a large jetted tub, and an oversized shower as well as a huge walk-in closet with built-ins. The ensuite has direct access to the laundry room with a sink and built-in cabinets. Heading down the stairs to the walkout basement, you'll find a large family room with a stone packed gas fireplace, removable dance floor and a wet bar, perfect for entertaining. Walk out of the sliding doors onto the partially covered stone patio overlooking the greenspace with a beautiful view. Just off of the family room, you'll find a large flex room with built-ins that can be easily converted into another bedroom, media room, or hobby room. The basement also has two good sized bedrooms, a 3 piece main bathroom, a music studio, and storage rooms. The home has radiant in-floor heating throughout the basement and central air conditioning on both floors. It is well equipped with an IQ air filtration system and a Navien tankless hot water system. The oversized heated double attached garage is a rare sight with finished non-slip tile floors and gradient floor drainage. Enjoy beautiful maintenance free landscaping and great curb appeal as the home is one of the widest frontage lots in the neighbourhood. Pride of ownership is shown all throughout this beautiful home. Ideal for the professional, empty nesters, or an older family. Exceptional value!

Built in 2002

### **Essential Information**

|            |             |
|------------|-------------|
| MLS® #     | A2080090    |
| Price      | \$1,495,000 |
| Sold Price | \$1,412,500 |
| Bedrooms   | 4           |
| Bathrooms  | 3.00        |

|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,186       |
| Acres          | 0.15        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 159 Rocky Ridge Drive Nw |
| Subdivision | Rocky Ridge              |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3G 4M1                  |

### Amenities

|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| Amenities      | Recreation Facilities                                                          |
| Parking Spaces | 2                                                                              |
| Parking        | Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, Insulated |

### Interior

|                   |                                                                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Wet Bar                                                                       |
| Appliances        | Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Tankless Water Heater, Trash Compactor, Washer, Window Coverings |
| Heating           | In Floor, Forced Air, Humidity Control, Natural Gas                                                                                                                                          |
| Cooling           | Central Air                                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                                          |
| # of Fireplaces   | 3                                                                                                                                                                                            |
| Fireplaces        | Basement, Gas, Living Room, Master Bedroom                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                                          |
| Basement          | Finished, Walk-Out                                                                                                                                                                           |

### Exterior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Exterior Features | Other                                                                                                  |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Low Maintenance Landscape, Street Lighting, Views |
| Roof              | Clay Tile                                                                                              |
| Construction      | Vinyl Siding, Wood Frame                                                                               |
| Foundation        | Poured Concrete                                                                                        |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 14th, 2023 |
| Date Sold      | November 3rd, 2023   |
| Days on Market | 50                   |
| Zoning         | R-C1                 |
| HOA Fees       | 262.50               |
| HOA Fees Freq. | ANN                  |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | GREATER PROPERTY GROUP |
|----------------|------------------------|

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