

\$1,279,900 - 315 Rocky Ridge Drive Nw, Calgary

MLS® #A2127064

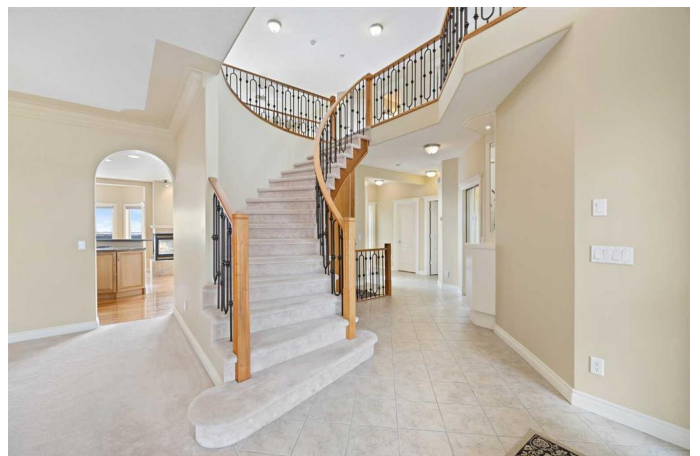
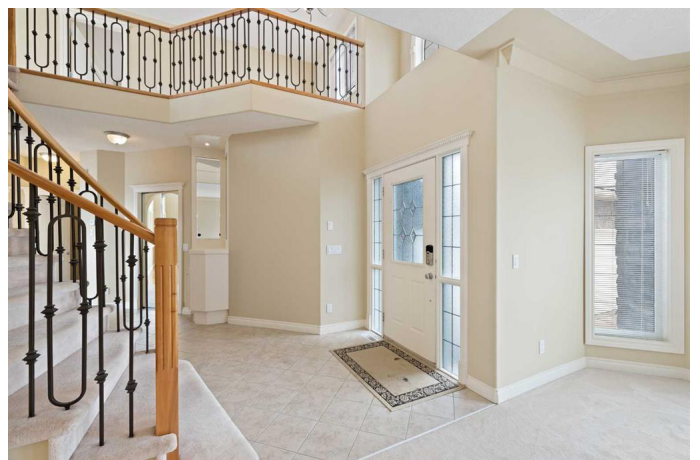
\$1,279,900

4 Bedroom, 4.00 Bathroom, 2,824 sqft

Residential on 0.13 Acres

Rocky Ridge, Calgary, Alberta

Executive, custom built 2 storey home in prestigious Rocky Ridge. This home boasts breathtaking views of the city and Rocky Mountains. This former show home has over 4000 sqft of developed space including a walkout basement. This spacious home offers a triple car garage and a driveway large enough for additional vehicles. Walking into this spacious home, you are met with a bright and open foyer open to the second level. The home has been recently painted with touch ups done throughout, including the window frames. The foyer guides you to a large dining area, perfect for hosting guests. Through the dining area, you are met with a gourmet kitchen with stainless steel appliances and a large breakfast eating bar. A dining nook can be found just off of the kitchen with doors to a large deck, overlooking the backyard. The kitchen is open to a living space with huge windows boasting vaulted ceilings and spectacular views of the city and Rocky Mountains. The living area has a 3 sided gas fireplace and a large built in entertainment center. The main floor also consists of a 3 piece main bathroom as well as a large den that could be used as an office or another bedroom. The laundry/mud room can be found just off of the garage entrance. The staircase leading upstairs takes you to a large loft area overlooking the main floor. The loft can be used for another seating or living area. The upper level consists of 2 good sized bedrooms with a 4 piece main bathroom, as well as a



large primary bedroom. The primary bedroom is the perfect place to relax with beautiful views of the mountains as well as a 3 sided gas fireplace. The primary bedroom comes equipped with a spa like 5 piece ensuite, complete with a relaxing jetted tub and shower. The fully finished walkout basement boasts a large living space that opens to the private backyard. The basement consists of another bedroom that could be converted into an office or hobby room as well as a 4 piece bathroom. The home has 2 hot water tanks as well as 2 brand new high efficiency furnaces. This home has been extremely well taken care of over the years with pride of ownership shown throughout. Walking distance to multiple amenities, schools and walking paths. This home is perfect for a growing family. Exceptional Value!

Built in 1999

Essential Information

MLS® #	A2127064
Price	\$1,279,900
Sold Price	\$1,280,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,824
Acres	0.13
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	315 Rocky Ridge Drive Nw
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Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4P4

Amenities

Amenities	Other
Parking Spaces	3
Parking	Driveway, Garage Door Opener, Garage Faces Side, Oversized, Triple Garage Attached

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Separate Entrance, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Master Bedroom
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Yard, Few Trees, Front Yard, Lawn, Low Maintenance Landscape, No Neighbours Behind, Street Lighting, Private, Views
Roof	Cedar Shake
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 3rd, 2024
Date Sold	May 11th, 2024
Days on Market	8
Zoning	R-C1
HOA Fees	262.50

HOA Fees Freq. ANN

Listing Details

Listing Office Greater Property Group

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