

\$1,399,900 - 147 Rocky Ridge Drive Nw, Calgary

MLS® #A2128197

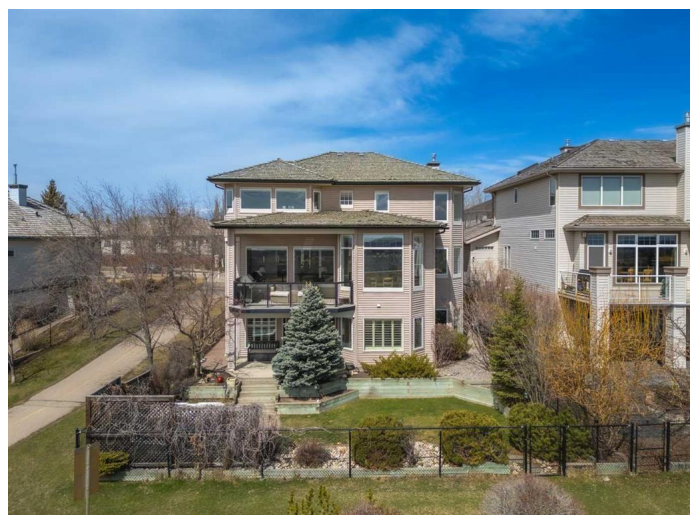
\$1,399,900

4 Bedroom, 4.00 Bathroom, 2,825 sqft

Residential on 0.12 Acres

Rocky Ridge, Calgary, Alberta

Panoramic Views Await in this Spectacular Rocky Ridge Residence! Discover unparalleled vistas stretching from east to west in this exceptional family home nestled in coveted Rocky Ridge Ranch in Calgary, AB. Boasting over 4150+ square feet of opulent living space, this residence promises a lifestyle of luxury and comfort. If you crave sun-drenched spaces, prepare to be captivated. Step through the grand open-to-above foyer, greeted by a sightline that effortlessly guides you to the exquisite staircase and remarkable railing. Glide along gleaming hardwood floors, passing a formal dining room adorned with a two-way gas fireplace, and arrive at the breathtaking living room, where expansive picture windows frame the awe-inspiring views. Imagine Christmas with loved ones in this beautiful room. Prepare to be wowed by the chef's kitchen, recently renovated to perfection. Adorned with striking new tiles, a waterfall island, prep sink, white cabinetry, quartz counters, and stylish millwork surrounding the range-hood, this culinary haven is a showstopper. Imagine crafting meals while keeping an eye on your little ones playing in the park just beyond your backyard. Entertain effortlessly on the main floor balcony, perfect for hosting BBQs or simply savoring summer evenings. A spacious walk-thru pantry leads to the back mud/laundry room, complete with a discreet half bath for added privacy. Ascend to the upper level, where a spacious bedroom with front exposure awaits. A few



steps further reveals another expansive bedroom with a compartment 3pc bath, large walk-in closet and downtown vistas. Finally, retreat to the primary suite, featuring his and hers walk-in closets, an expansive 5pc bathroom, and breathtaking views of Downtown, C.O.P., and the majestic Rocky Mountains. The fully finished walkout basement is an entertainer's dream, boasting a spacious family room, second gas fireplace, gym, office, fourth bedroom, 3pc bath, wet bar, and direct access to the serene yard featuring a hot tub (yes, it's included). Additional highlights include fresh paint, A/C, in-ceiling speakers, U/G sprinkler system, outdoor lighting, security system, and numerous recent upgrades. Conveniently located within walking distance of the Tuscany LRT station, the expansive YMCA, and the Rocky Ridge Ranch HOA clubhouse, this home offers amenities for every lifestyle. Crowfoot shopping center, renowned for its dining and retail options, is just a short drive away, while multiple schools of all levels ensure convenience for families. Easy access to Crowchild trail, Stoney Trail, and a quick 1 hr drive out to the Canadian Rocky Mountains if you love adventure. For those seeking to establish roots in a vibrant community and in a home with unparalleled views, this home is the epitome of perfection. VIRTUAL TOUR AVAILABLE!

Built in 2000

Essential Information

MLS® #	A2128197
Price	\$1,399,900
Sold Price	\$1,425,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1

Square Footage	2,825
Acres	0.12
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	147 Rocky Ridge Drive Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4M1

Amenities

Amenities	Clubhouse
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, On Street

Interior

Interior Features	Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, See Remarks, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Double Sided, Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Lighting, Playground
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Lot Description	Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours Behind, Landscaped, Underground Sprinklers, Pie Shaped Lot, See Remarks
Roof	Pine Shake
Construction	Brick, Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 2nd, 2024
Date Sold	May 6th, 2024
Days on Market	4
Zoning	R-C1
HOA Fees	262.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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