



THE
A-TEAM

**RE/MAX
FIRST**

363 ROCKY RIDGE Drive, Calgary T3G4X3

MLS®#: **A2143420**

Area: **Rocky Ridge**

Listing Date: **06/20/24**

List Price: **\$1,199,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2001**

Lot Information

Lot Sz Ar: **5,511 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,493**
Low Sqft:
Ttl Sqft: **2,493**

DOM

10
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat:

Back Yard,Backs on to Park/Green Space,Few Trees,Lawn,No Neighbours Behind,Landscaped,Level,Street Lighting,Private,Views

Park Feat:

Additional Parking,Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Guest,Insulated,Oversized,Paved

Utilities and Features

Roof: **Cedar Shake**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Balcony,Barbecue,BBQ gas line,Other,Private**

Entrance,Private Yard,Rain Gutters,Storage

Construction:

Stone,Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Gas Water Heater,Microwave,Range Hood,Refrigerator,Washer,Window Coverings

Int Feat:

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

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`8" x 4`8"
Dining Room	Main	11`4" x 23`0"
Kitchen	Main	12`6" x 12`11"
Office	Main	9`2" x 12`0"
Bedroom	Basement	8`7" x 15`10"

Room	Level	Dimensions
Breakfast Nook	Main	12`6" x 10`7"
Foyer	Main	8`7" x 15`4"
Living Room	Main	13`2" x 19`6"
4pc Bathroom	Basement	6`10" x 8`1"
Bedroom	Basement	9`11" x 13`10"

Game Room
Furnace/Utility Room
4pc Bathroom
Bedroom
Hall
Walk-In Closet

Basement 25`7" x 23`9"
Basement 11`4" x 8`4"
Upper 9`3" x 5`1"
Upper 10`1" x 11`6"
Upper 7`10" x 22`5"
Upper 5`1" x 9`8"

Storage
Walk-In Closet
6pc Ensuite bath
Bedroom
Bedroom - Primary

Basement 7`9" x 11`7"
Basement 5`5" x 6`1"
Upper 11`3" x 17`1"
Upper 10`1" x 11`7"
Upper 13`2" x 23`10"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **0010335**

Zoning: **R-C1**

Remarks

Pub Rmks: Looking for **SPECTACULAR MOUNTAIN VIEWS?** You've found the home with one of the **MOST DESIRABLE, UNOBSTRUCTED VIEWS** on the street! Welcome to your dream home! Nestled in the vibrant community of **ROCKY RIDGE**, this stunning property offers unparalleled comfort and elegance. With **OVER 3,500 sq. ft. of PROFESSIONALLY DEVELOPED** space, this home features **UNSPOILED VIEWS OF THE PRAIRIE, FOOTHILLS, and MOUNTAINS** that can be enjoyed from **ALL THREE LEVELS**. The main floor consists of a spacious family room with an **18' HIGH CEILING**, a **LARGE DINING AREA**, a gourmet kitchen with an island and walk-through pantry, and an office with **CUSTOM INTERNAL WINDOWS** for extra **NATURAL LIGHT**. Handcrafted stairs and handrails add a touch of unique charm, while built-in furniture seamlessly blends style with functionality. Upstairs, you'll find an **ADDITIONAL OFFICE SPACE** with built-ins, two generous secondary bedrooms, and a huge master suite with a sitting area offering **BREATHTAKING MOUNTAIN VIEWS**. The luxurious ensuite features a jetted tub, a separate shower, and dual sinks. The professionally **DEVELOPED WALKOUT BASEMENT** boasts a large entertainment room, exercise area, and another two well-sized bedrooms. A full bathroom completes this level. Additional upgrades include **CENTRAL A/C**, smart wiring, and stereo speakers. The home has been recently updated with fresh paint, newer hardwood floors, a newer hot water tank, and a new garage door. The oversized lot includes a large **PATIO** in the backyard, perfect for outdoor gatherings. Located in the desirable community of Rocky Ridge, this home offers **EASY ACCESS** to downtown Calgary via Crowchild Trail and the rest of the city via Stoney Trail. Convenient transportation options, including the **C-TRAIN STATION** and bus stops, are nearby. You'll be close to schools, shopping centers, the Rocky Ridge Community Centre, and the extensive **YMCA** recreational facility. Don't miss the opportunity to make this exquisite house your forever home! Contact your Realtor today to arrange a viewing!

Inclusions: **N/A**
 Property Listed By: **Town Residential**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











