



THE
A-TEAM

**RE/MAX
FIRST**

363 ROCKY RIDGE Drive, Calgary T3G4X3

MLS®#: **A2171096** Area: **Rocky Ridge** Listing Date: **10/05/24** 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

1
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,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	Room	Level	Dimensions
2pc Bathroom	Main	5`8" x 4`8"	Breakfast Nook	Main	12`6" x 10`7"
Dining Room	Main	11`4" x 23`0"	Foyer	Main	8`7" x 15`4"
Kitchen	Main	12`6" x 12`11"	Living Room	Main	13`2" x 19`6"
Office	Main	9`2" x 12`0"	4pc Bathroom	Basement	6`10" x 8`1"
Bedroom	Basement	8`7" x 15`10"	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-CG**

Remarks

Pub Rmks: **BREATHTAKING MOUNTAIN VIEWS AWAIT! Discover the home you've been dreaming of in the heart of the vibrant ROCKY RIDGE community! This stunning 5-BEDROOM, 3.5-BATHROOM property boasts UNMATCHED VIEWS OF THE MOUNTAINS, FOOTHILLS, AND PRAIRIES from all three levels—whether you're relaxing on the terrace or enjoying the view through the dramatic TWO-STORY WINDOWS. With over 3,500 SQ. FT. of beautifully designed and PROFESSIONALLY DEVELOPED living space, this home offers the perfect blend of luxury and comfort. The main floor welcomes you with a SPACIOUS FAMILY ROOM, featuring 18' HIGH CEILINGS, a large dining area perfect for gatherings, and a GOURMET KITCHEN complete with an island and walk-through pantry. Natural light pours in through custom internal windows, highlighting the HANDCRAFTED STAIRCASE and BUILT-IN FURNITURE, adding both character and practicality. Upstairs, unwind in the MASTER SUITE with its cozy sitting area and PANORAMIC MOUNTAIN VIEWS. The ensuite is your personal spa, complete with a JETTED TUB, dual sinks, and a separate shower. Two additional spacious bedrooms and an open OFFICE SPACE WITH BUILT-INS offer plenty of room for work and relaxation. The WALK-OUT BASEMENT is an entertainer's dream, with a large entertainment area, exercise space, and two extra bedrooms—ideal for guests or growing families. The lower level also opens to a large backyard PATIO, perfect for summer BBQs and gatherings. This home has been thoughtfully updated with FRESH PAINT (2024), HARDWOOD FLOORS (2021), a NEW HOT WATER TANK (2019), and a NEW GARAGE DOOR (2024). Other perks include CENTRAL A/C, SMART WIRING, and INTEGRATED STEREO SPEAKERS throughout. You'll love the location—CLOSE TO THE CTRAIN STATION, schools, shopping, and the ROCKY RIDGE COMMUNITY CENTRE. Plus, the YMCA RECREATIONAL FACILITY is just minutes away, offering endless activities for the whole family. EASY ACCESS TO CROWCHILD TRAIL and STONEY TRAIL makes commuting a breeze. If you're searching for elegance, comfort, and UNBEATABLE VIEWS, this is the home for you! DON'T MISS OUT—CONTACT YOUR REALTOR TODAY for a private viewing and make this ROCKY RIDGE GEM YOURS!**

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

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











