



## 363 Rocky Ridge Drive Calgary Alberta

\$1,199,000

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. EA...

4pc Bathroom 2.08 M x 2.46 M

Bedroom 2.62 M x 4.83 M

Bedroom 3.02 M x 4.22 M

Recreational, Games room 7.80 M x 7.24 M

Foyer 2.62 M x 4.67 M

Kitchen 3.81 M x 3.94 M

Living room 4.01 M x 5.94 M

Office 2.80 M x 3.66 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**Mirror**

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Storage	2.36 M x 3.53 M	4pc Bathroom	2.82 M x 1.55 M
Furnace	3.45 M x 2.54 M	6pc Bathroom	3.43 M x 5.21 M
Other	1.65 M x 1.85 M	Bedroom	3.07 M x 3.51 M
2pc Bathroom	1.73 M x 1.42 M	Bedroom	3.07 M x 3.53 M
Breakfast	3.81 M x 3.23 M	Hall	2.39 M x 6.83 M
Dining room	3.45 M x 7.01 M		