



# 435 Rocky Ridge Drive Calgary Alberta

\$1,299,000

Wake up to the most stunning mountain views in this beautiful custom designed executive bungalow with over 2800 square feet of developed living space. Inside this meticulously maintained home, you will find many custom features including custom ceiling and niche details throughout. The main floor boasts an open concept design with 10 foot high ceilings, and massive bright windows which allow you to enjoy the absolutely striking views. The abundance of large windows and beautiful hardwood floors radiate warmth throughout. Enjoy sitting in your roomy living room cozying up to your gas fireplace while appreciating the absolutely sensational views. The chef's kitchen seamlessly blends style & functionality, with walk in pantry, upgraded stainless appliances including a gas cook top complete with grill, and built in oven and microwave. The large centre island with granite countertops provides room for five to sit. Enjoy your meals in the adjacent dining room (with tray ceiling) or walk through the garden door to your deck, both of which allow you to enjoy the impressive views. For your convenience, you will find a generous laundry room on the main floor complete with cupboards, sink and countertop as well as a window for natural light. The spacious primary bedroom boasts large windows and a garden door to the deck, and even more incredible views which you can enjoy from the comfort of your bed while enjoying the double-sided fireplace within your bedroom! The large ensuite provides a ton of storage including a walk-in closet, heated floor, soaker tub, standalone shower and his and hers sinks for your comfort and relaxation. The main floor also offers a generous den/office space with large windows and an abundance of room. Retreat down the stairs to find your fully finished walk out with 9 foot ceilings, heated floors, large bright windows, expansive entertaining spaces ...

Family room 20.08 Ft x 17.42 Ft

Recreational, Games room 19.50 Ft x 16.83 Ft

Bedroom 14.00 Ft x 11.92 Ft

Bedroom 8.50 Ft x 7.58 Ft

Media 17.83 Ft x 12.50 Ft

4pc Bathroom 10.17 Ft x 4.92 Ft

Dining room 13.92 Ft x 9.50 Ft

Kitchen 18.75 Ft x 10.92 Ft

Primary Bedroom 18.17 Ft x 12.67 Ft

5pc Bathroom 15.92 Ft x 9.25 Ft

Den 11.92 Ft x 10.92 Ft

2pc Bathroom 6.92 Ft x 2.92 Ft

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

Listing Presented By:



Originally Listed by:  
CENTURY 21 BRAVO REALTY

<http://www.debbiescruggs.ca/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca

Living room 16.75 Ft x 13.92 Ft