

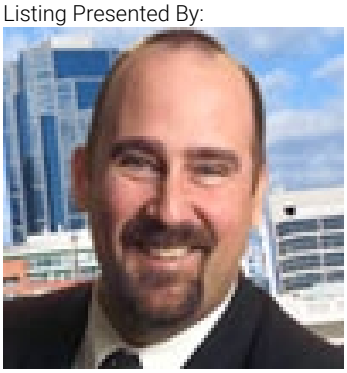
35 Rockyledge Rise Calgary Alberta

$784,900

QUICK POSSESSION | ROCKY RIDGE | WALKOUT BASEMENT | MOUNTAIN VIEWS | OVER 3,110 SQ. FT. OF DEVELOPED LIVING SPACE Welcome to this exceptionally clean and beautifully maintained 3+1-bedroom family home, ideally situated on a quiet Rocky Ridge street. Offering more than 3,110 sq. ft. of developed living space, this custom-designed walkout home combines a bright, open floor plan with impressive mountain views and a private setting with no neighbours directly behind. The sun-filled main level features upgraded hardwood, carpet, and tile flooring. A spacious foyer opens to the semi-formal dining room and flows naturally into the main living areas. At the heart of the home is the chef-inspired kitchen, featuring an abundance of counter space, maple shaker-style cabinetry, stainless-steel and black appliances, and a large centre island--perfect for entertaining and everyday family living. The adjoining breakfast nook and bright great room offer outstanding sightlines, beautiful mountain views, and a seamless open-concept design. Upstairs, you will find three generously sized bedrooms, two full bathrooms, and a spacious bonus room with vaulted ceilings. The layout provides an excellent balance of shared family space and private retreats. The fully developed walkout basement adds approximately 852 sq. ft. of versatile living space, including a large family room, wet bar, fourth bedroom, bathroom, and ample storage. A patio door provides direct access to the lower outdoor living area. The southwest-facing backyard is fully fenced and landscaped, with no neighbours directly behind. An oversized upper deck with aluminum railing and a lower concrete patio create inviting spaces for relaxing, barbecuing, and entertaining while enjoying the open outlook. Additional highlights include: Two gas fireplaces with stone and tile detailing / Knockdown ceilings - white-painted doors, cas...

Furnace 12.42 Ft x 6.50 Ft
3pc Bathroom .00 Ft x .00 Ft
Bedroom 12.67 Ft x 11.08 Ft
Family room 15.50 Ft x 12.50 Ft
Recreational, Games room 16.17 Ft x 12.92 Ft
Living room 15.50 Ft x 12.50 Ft
Dining room 11.42 Ft x 10.50 Ft
Pantry 5.67 Ft x 3.75 Ft
Laundry room 8.92 Ft x 6.58 Ft
Primary Bedroom 15.50 Ft x 12.50 Ft
5pc Bathroom .00 Ft x .00 Ft
Bedroom 13.08 Ft x 9.58 Ft

Listing Presented By:



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Kitchen 13.42 Ft x 12.00 Ft

Foyer 6.00 Ft x 5.00 Ft

2pc Bathroom .00 Ft x .00 Ft

Bedroom 10.67 Ft x 10.33 Ft

4pc Bathroom .00 Ft x .00 Ft

Bonus Room 18.00 Ft x 12.00 Ft