

# \$1,245,000 - 363 Rocky Ridge Drive Nw, Calgary

MLS® #A2223463

**\$1,245,000**

5 Bedroom, 4.00 Bathroom, 2,493 sqft

Residential on 0.13 Acres

Rocky Ridge, Calgary, Alberta

\*\*\*JOIN US FOR AN OPEN HOUSE â€”  
SUNDAY, MAY 25 | 3â€”5 PM! DON'T MISS  
OUT!\*\*\* Step into your dream home in the  
heart of ROCKY RIDGE, offering  
PANORAMIC VIEWS of the MOUNTAIN and  
FOOTHILLS from ALL THREE LEVELS! You  
have found the home with one of the MOST  
DESIRABLE, UNOBSTRUCTED VIEWS on  
the street! As you walk through the front door,  
youâ€™re welcomed by soaring 18FT HIGH  
CEILING in the grand family room, filling the  
space with natural light and warmth. A cozy  
gas fireplace sets the perfect ambiance for  
relaxing evenings, while handcrafted stairs and  
custom-built furniture add a unique charm. The  
kitchen has been refreshed with brand-new  
appliances. A spacious island and a  
walk-through pantryâ€”perfect for any home  
chef! The large dining area is ideal for  
gatherings, while the bright office with custom  
interior windows offers a quiet retreat for work  
or study. Upstairs, the primary suite is a true  
sanctuary, featuring a sitting area with  
BREATHTAKING MOUNTAIN VIEWS. The  
spa-like ensuite boasts a jetted tub, separate  
shower, dual sinks, and ample closet space.  
Down the hall, youâ€™ll find two more  
generously sized bedrooms and an additional  
built-in office space, making this level both  
practical and luxurious. The professionally  
DEVELOPED WALKOUT BASEMENT  
expands your living space, offering a large  
entertainment room, two well-sized bedrooms,  
and a full bathroom. Whether youâ€™re



hosting game nights, movie marathons, or need a private guest retreat, this space has it all! Fresh paint and upgraded hardwood floors enhance the interiors elegance, while a recently replaced hot water tank and garage door ensure peace of mind. Enjoy year-round comfort with CENTRAL A/C, smart wiring, and a built-in stereo system for seamless convenience. Step outside to your oversized backyard and patio, where you can soak in the stunning views while entertaining friends and family. Living here means enjoying QUICK ACCESS to Crowchild and Stoney Trail, nearby schools, parks, shopping, and the YMCA recreational center. With a C-TRAIN STATION and bus stops nearby, commuting is a breeze! This home perfectly balances elegance, practicality, and an unbeatable location. Donâ€™t miss this rare opportunityâ€”schedule your private showing today!

Built in 2001

**Essential Information**

MLS® #	A2223463
Price	\$1,245,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,493
Acres	0.13
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	363 Rocky Ridge Drive Nw
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Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G4X3

### **Amenities**

Parking Spaces	4
Parking	Additional Parking, Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Guest, Insulated, Oversized, Paved
# of Garages	2

### **Interior**

Interior Features	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
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Balcony, Barbecue, BBQ gas line, Other, Private Entrance, Private Yard, Rain Gutters, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Few Trees, Landscaped, Lawn, Level, No Neighbours Behind, Private, Street Lighting, Views
Roof	Cedar Shake
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 21st, 2025
Days on Market	26
Zoning	R-CG

### **Listing Details**

Listing Office	Town Residential
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