

# \$784,900 - 316 Rocky Ridge Close Nw, Calgary

MLS® #A2210654

**\$784,900**

5 Bedroom, 4.00 Bathroom, 1,968 sqft  
Residential on 0.10 Acres

Rocky Ridge, Calgary, Alberta

Welcome home to this lovingly maintained two storey in the popular Northwest Calgary community of Rocky Ridge. Offering 5 bedrooms and 3.5 bathrooms, this beautiful home enjoys rich hardwood floors, soaring ceilings, gas fireplace, renovated kitchen with impeccable quartz countertops, mountain views, and spacious Southwest backyard. Designed for both entertaining and family living the open concept living space features a formal dining room upon entry and leads to the main living area. A renovated kitchen boasts new quartz counters, corner pantry, newer dishwasher and refrigerator, and a centre eat up island that overlooks the breakfast nook and living room. The living room showcases voluminous ceilings with 2 storey windows, centre fireplace complemented by built-in alcoves and a large picture window. The breakfast nook leads out to your raised composite upper deck where you can enjoy family BBQs and stunning sunsets. A spacious mudroom offers main floor laundry, powder room, and leads to the attached boule garage. As you ascend upstairs, you'll find plush carpets, convenient built-in desk/homework station, full bathroom, and 3 generous bedrooms. Separate from the other bedrooms for the utmost privacy is the Primary retreat. Generous in size with his/her closets, the primary leads to a 5pc ensuite through French doors where you'll find dual vanities, separate shower, and a corner jetted tub highlighted by mountain views. The walkout lower is fully



finished with 2 more bedrooms, full bath, a fabulous family room and kitchenette space that could easily be turned into a lovely space for family members or a nanny. the lower level patio is covered and is an ideal space for a year-round hot tub to soak away any stresses. Additional upgrades include the kitchen countertops, newer fridge and dishwasher, newer roof in 2016, AC with permits in 2020, upper deck redone in 2013, and new furnace in 2020. The lower level kitchen ventilation and plumbing was added in 2005, and is currently closed off but would be an easy task to get back up and running. Situated on a quiet family-friendly crescent within steps to a playground and minutes to the LRT, Rocky Ridge Co-op, Crowchild, and Stoney Trail for your quick escape to the mountains. This incredible property is priced at an exception value and is ready for you to call it "home."

Built in 1999

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2210654    |
| Price          | \$784,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,968       |
| Acres          | 0.10        |
| Year Built     | 1999        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 316 Rocky Ridge Close Nw |
| Subdivision | Rocky Ridge              |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3G 4W9 |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Playground, Clubhouse  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Central Vacuum, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s), Jetted Tub |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings                                                                            |
| Heating           | Forced Air, Natural Gas                                                                                                                                        |
| Cooling           | Central Air                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                            |
| # of Fireplaces   | 1                                                                                                                                                              |
| Fireplaces        | Gas                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                            |
| Basement          | Finished, Full, Walk-Out                                                                                                                                       |

### **Exterior**

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior Features | None                                                  |
| Lot Description   | Back Yard, Lawn, Level, Rectangular Lot, Interior Lot |
| Roof              | Asphalt Shingle                                       |
| Construction      | Vinyl Siding, Wood Frame                              |
| Foundation        | Poured Concrete                                       |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 3                |
| Zoning         | R-CG             |
| HOA Fees       | 263              |
| HOA Fees Freq. | ANN              |

### **Listing Details**

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