

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

MLS® #A2223463

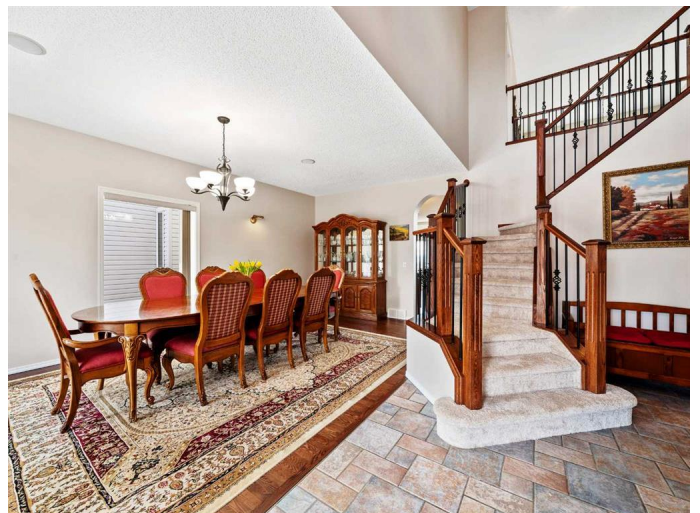
\$1,245,000

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
---------	--------------------------

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	29
Zoning	R-CG

Listing Details

Listing Office	Town Residential
----------------	------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.