

# \$975,000 - 81 Rocky Ridge Close Nw, Calgary

MLS® #A2217387

**\$975,000**

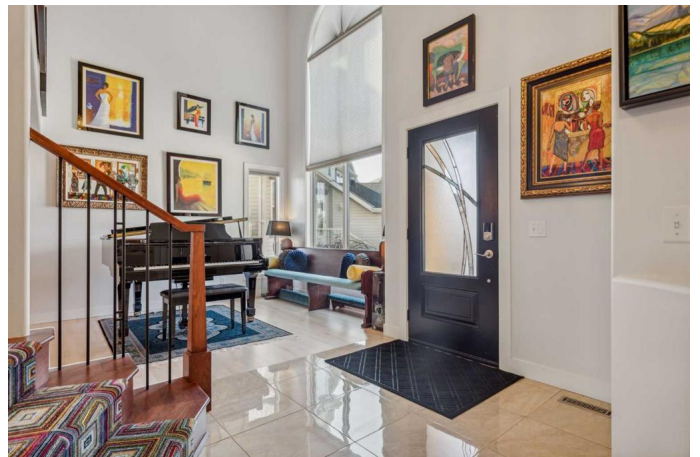
4 Bedroom, 4.00 Bathroom, 2,361 sqft

Residential on 0.17 Acres

Rocky Ridge, Calgary, Alberta

\*\*\*\* Open House Saturday, 12pm -3pm \*\*\*\*Not Your Typical Rocky Ridge Home! Situated on one of the largest lots in Rocky Ridge—nearly 7,500 sq. ft.—this must-see property showcases true pride of ownership. From the moment you step inside, you're welcomed by a dramatic front living room with soaring 18-foot ceilings and an abundance of natural light. The space is elevated by rare Australian Jarrah hardwood floors bordered with maple—a unique and luxurious touch. The elegant formal dining room leads into a beautifully renovated custom kitchen featuring rich mocha cabinetry, gleaming granite countertops, a spacious island, and stainless steel appliances. The kitchen opens to a cozy family room centered around a gas fireplace—perfect for relaxing evenings. Just off the bright and airy breakfast nook is an expansive sunny deck (31' x 15'), complete with a privacy wall and extra storage underneath—ideal for summer BBQs and entertaining. Step down into the sun-drenched backyard featuring a massive rubber patio, offering plenty of space for play and relaxation.

With over 3,400 sq. ft. of developed living space, this home offers room for the whole family. Upstairs, the spacious primary retreat boasts a luxurious 6-piece ensuite with a jetted tub, generous sitting area, and a dream walk-in closet that rivals those in luxury estates. Two additional large bedrooms and a full 4-piece bath complete the upper level, all finished with luxurious Cheery Hardwood



flooring. The finished basement is perfect for hosting or relaxing, featuring a large recreation/games room with a wet bar, a huge fourth bedroom, and another 4-piece bathroom. Recent upgrades include brand-new windows throughout the entire home, roof, etc. Located on a quiet cul-de-sac. Move in & Enjoy.

Built in 2000

### **Essential Information**

MLS® #	A2217387
Price	\$975,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,361
Acres	0.17
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	81 Rocky Ridge Close Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4X1

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Bar, Ceiling Fan(s), Chandelier, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recreation Facilities, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Cul-De-Sac, Gentle Sloping, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Private, Views
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 2nd, 2025
Days on Market	2
Zoning	R-CG

## Listing Details

Listing Office	CIR Realty
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