

**521 Rocky Ridge View NW
Calgary, Alberta****MLS # A2246956****\$789,900**

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,364 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Irregular Lot, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Shake	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	20-25-2-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: garage door opener/controllers, window coverings

Huge Price Improvement. Open House Sunday 5 October - 1-3 PM. Welcome to this beautifully maintained 2,364 sq ft home in the sought-after community of Rocky Ridge—where natural beauty meets everyday convenience. Situated on a large pie-shaped lot with sunny southern exposure, this property boasts views of the Rocky Mountains and a private, recently landscaped backyard that is complete with a patio and mature trees. Inside, you're greeted by a soaring two-storey foyer, an open-concept main floor featuring hardwood floors, a cozy corner gas fireplace, a friendly kitchen with stainless steel appliances, and a functional island with a raised breakfast bar. The bright dining area offers direct access to the backyard, perfect for indoor-outdoor living. French doors open to a versatile flex room ideal for a home office, a convenient half bath and a laundry room complete the main level. Upstairs, a spacious bonus room with a second gas fireplace and expansive windows offers the perfect spot to relax and take in the mountain views. The generous primary suite features a spa-like ensuite with a jetted tub, while two additional bedrooms and a full bath provide plenty of space for family or guests. The partially finished basement includes a completed bedroom with a new egress window and full bath, with framing and wiring in place for a large rec room and a third gas fireplace (included). A large, new central air conditioner (2024) will keep you cool in the summer. The attached double garage is heated, keeping your vehicles well protected from the outside winter elements. Recent updates such as fresh paint (August) and brand-new carpet (August) throughout add to the move-in readiness of this exceptional family home. All this, just minutes from top-rated schools, transit, shopping, parks, and year-round outdoor amenities. Don't miss your chance to

own this terrific family property and call Rocky Ridge home! Be sure to ask about the closing incentive too!