

198 Rocky Ridge Close NW  
Calgary, Alberta

MLS # A2214007



# \$850,000

<b>Division:</b>	Rocky Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,363 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Corner Lot, Landscaped, Level, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** N/A

\*\*\*OPEN HOUSE SUNDAY MAY 4TH 2-4PM\*\*\* Welcome to the Perfect Family Home Are you searching for a spacious haven that offers room to grow, versatile spaces to adapt to your family's evolving needs, and a location that supports an active family lifestyle? Look no further&mdash;this is the home where your family's next chapter begins. With over 3,300 square feet of developed living space, this expansive residence provides ample room for every member of your family. Featuring five bedrooms&mdash;including four upstairs and one on the lower level&mdash;there's space for everyone to have their own sanctuary. As you step inside, you're greeted by a grand, open-to-below foyer and a stunning curved staircase that leads to the upper level&mdash;setting the scene for countless family memories. The main floor boasts a formal living room and dining room, perfect for hosting holidays and special occasions with loved ones. The spacious family room, complete with a cozy gas fireplace, is ideal for game nights or relaxing together after a busy day. The heart of the home is the well-appointed kitchen, featuring an oversized island that's perfect for meal prep, baking with the kids, or casual breakfasts before school. The bright breakfast nook overlooks the backyard, making it easy to keep an eye on the little ones as they play outside. An additional room on the main floor serves as a private office or can be converted into a sixth bedroom, offering flexibility for a growing family or visiting grandparents. Upstairs, the primary suite is a parents' retreat, providing a peaceful haven with a sitting area to unwind after bedtime stories. It features a luxurious ensuite bathroom and a generous walk-in closet. The three additional bedrooms on this level are generously sized, ensuring comfort and personal space for each child. The fully finished lower level expands your living

space even further. It includes a fifth bedroom&mdash;perfect for teenagers seeking a bit more independence or for hosting sleepovers&mdash;a huge family room ideal for a playroom or media center, a four-piece bathroom, and a wet bar that could serve as a snack station for family movie nights. Situated on a desirable corner lot, the home offers a spacious yard where kids and pets can play freely. There's ample space for potential RV. The possibility to create a separate access point to the lower level provides future flexibility, whether for extended family living arrangements or a potentially an additional living area. Located on a quiet, family-friendly street, you'll enjoy peace and privacy while being close to schools, parks, and community amenities. Easy access to Crowchild Trail, Country Hills Boulevard, and Stoney Trail means you're just minutes away from shopping, recreational facilities, and all the conveniences your family needs. This home isn't just a place to live&mdash;it's where cherished family moments are created. With the versatility and space to grow alongside your family, it's the perfect setting for making lasting memories.