

521 Rocky Ridge View NW Calgary, Alberta

MLS # A2267186



\$769,900

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	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:	Garden Shed		

Welcome home to the sought-after community Rocky Ridge where natural beauty meets every day convenience. This well maintained 2,364 sq ft, 4 bedroom, 4 bathroom home is situated on a large pie-shaped lot with sunny, southern exposure. 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, a laundry room and access to the double attached heated garage complete the main level. Relax in the spacious bonus room where a second gas fireplace and large bright windows allow the light to cascade in...the perfect spot to unwind 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 fenced, private back yard is complete with a patio, mature trees and a natural gas hook up for you BBQ or patio heater. The partially finished basement includes a completed bedroom that is a perfect guest room as well as a beautiful full bath with heated tile floors. The partially finished recreation room has the framing and wiring in place and a third gas fireplace (included) has been professionally installed. 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 terrific 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!