

**153 Rocky Ridge Court NW**  
**Calgary, Alberta**

**MLS # A2287379**



**\$427,700**

<b>Division:</b>	Rocky Ridge		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,239 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Concrete Driveway, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Few Trees, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 511
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Quartz Counters, Track Lighting, Vaulted Ceiling(s)		

**Inclusions:** None

**OPEN HOUSE** Sunday March 8th from 2-4pm. An opportunity to create your next chapter in the established and amenity-rich community of Rocky Ridge. This well-maintained 3-bedroom townhouse with a single attached garage offers a thoughtful layout and comfortable living spaces designed for everyday life. The comfortable foyer welcomes you, your family and your guests. Take the few steps to the main level into a welcoming and bright living area that opens to the rear deck &mdash; an easy place to relax at the end of the day or gather with friends. The kitchen features quartz countertops, generous cabinetry, and a functional island that anchors the space. The adjoining dining area keeps everything connected, making the home feel practical, open, and inviting. Upstairs, three bedrooms and a full 4-piece bath provide flexibility for family, guests, or a home office. Pride of ownership is evident throughout. This home has been well cared for and is ready for its next owner to move in and make it their own. Living in Rocky Ridge means more than just a home. Residents enjoy access to the Rocky Ridge Ranch Centre with lake privileges, recreation programs, and year-round community events. The Shane Homes YMCA at Rocky Ridge is just minutes away, along with transit, schools, shopping, and extensive pathway systems that make it easy to enjoy the outdoors. A strong opportunity to settle into a welcoming NW Calgary community known for lifestyle, connection, and long-term value.