

**115 Rockledge Terrace NW**  
**Calgary, Alberta**

**MLS # A2298516**



**\$649,888**

<b>Division:</b>	Rocky Ridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,134 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	City Lot, Corner Lot, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Garden, L		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, See Remarks, Vinyl Windows		

**Inclusions:** N/A

What a fantastic opportunity to own this beautifully maintained, no-pet, non-smoking attached home in the desirable and well established community of Rocky Ridge! Located on a quiet private cul-de-sac, this bright and inviting home features gleaming yellow birch hardwood floors, modern warm tones, and abundant natural light throughout the main level with 9-foot ceilings. The gourmet kitchen offers cherry cabinetry, upgraded appliances, pantry, and a slide-in gas stove, opening to a spacious dining area and elegant living room with a striking three-way fireplace. A sunny maple staircase with cathedral ceiling leads to the upper level, complete with 3 bedrooms, a large bonus room, and convenient laundry. The primary bedroom includes a walk-in closet and a 4-piece ensuite with separate shower and pocket door. The fully finished basement (2020) with 9-foot ceilings adds exceptional additional living space, contributing to over 2,900 sq. ft. of total developed living space and a total of 3.5 bathrooms throughout the home. Additional features include a large den, knockdown ceilings, rounded corners, recessed lighting, closet organizers, and Low-E windows for year-round comfort. Recent upgrades include roof (2019), composite deck and patio (2021), hot water tank, and upgraded kitchen appliances. Enjoy the beautifully designed backyard featuring a covered spacious deck and stone patio, perfect for relaxing or entertaining. The home is complete with a double attached garage for added convenience. Ideally located with quick access to Crowchild and Stoney Trail, minutes to Tuscany LRT, close to Co-op, schools, parks, transit, and the YMCA. Enjoy beautiful mountain views in the area and quick access to the Rockies for weekend getaways. NO CONDO FEES—an exceptional opportunity in a sought-after NW Calgary community!