

115 Rockledge Terrace NW
Calgary, Alberta

MLS # A2318628



\$579,900

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

| 4 BEDS | 3.5 BATHS | DOUBLE ATTACHED GARAGE | Convenient Location! | Welcome to this beautifully maintained 2-storey duplex located on a quiet cul-de-sac in the desirable community of Rocky Ridge. Bright and inviting, the main level features 9-foot ceilings, hardwood flooring, and large windows that fill the home with natural light. The kitchen offers ample cabinetry, a pantry, stainless steel appliances, and a gas stove, opening to the dining area and living room highlighted by a stunning three-sided fireplace. Sliding doors lead to the deck outside, making it easy to enjoy the backyard. A 2-piece bathroom completes the main level. Upstairs, you'll find 3 good-sized bedrooms, a spacious bonus room, convenient upper-level laundry, and a 4-piece bathroom. The primary bedroom includes a walk-in closet and a private 4-piece ensuite with a separate shower. The fully finished basement features a comfortable living area, a fourth bedroom, and a 4-piece bathroom. Step outside to enjoy the beautifully landscaped backyard featuring a covered deck and stone patio, perfect for relaxing or entertaining. A double attached garage adds everyday convenience. Ideally situated with quick access to Crowchild Trail and Stoney Trail, and just minutes from the Tuscany LRT Station, YMCA, schools, parks, shopping, and other amenities. Enjoy the beauty of Rocky Ridge with nearby mountain views and easy access to the Rockies for weekend adventures. Call your favourite agent for a showing today!