

**95 Rockledge Terrace NW**  
**Calgary, Alberta**

**MLS # A2321740**



**\$560,000**

<b>Division:</b>	Rocky Ridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,816 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Cul-De-Sac, Landscaped, Low Maintenance Landscape,		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s)		

**Inclusions:** AC

**OPEN HOUSE** Saturday June 20th from 1pm to 4pm . Welcome to this beautifully maintained two storey DUPLEX in the highly sought-after community of Rocky Ridge. Offering 3 bedrooms, 2.5 bathrooms, the lucky family will also enjoy the AC during those hot summer days. This home perfectly combines comfort, functionality, and style. The bright and spacious main floor, features an open-concept design and a DEN that's perfect for either an office or an extra room for an overnight guest. The open concept kitchen offers plenty of room for multiple people to move around comfortably. As well as plenty of cabinets, good size pantry and workable countertops. Flowing seamlessly from the kitchen is the dining and living room area. There are large windows throughout this home bringing in an abundance of natural light while creating a warm and inviting atmosphere. From the dining, you'll walk onto the deck to enjoy the pleasurable and sunny backyard. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat complete with a walk-in closet and a private 4 piece ensuite. The basement is partially finished with a full 4 piece bathroom. It's an excellent potential for future development . Whether you're looking to create a recreation room, home gym or an additional living/play area for your family, the remaining space is ready for your vision. The DOUBLE ATTACHED garage provides secure parking and an additional storage for all your goods. Located in the desirable community of Rocky Ridge, this home offers easy access to parks, pathways, schools, shopping, public transit, and the Rocky Ridge YMCA. Enjoy the perfect balance of nature and urban convenience. Don't miss this exceptional opportunity to own a beautiful home in one of Northwest Calgary's well established communities. Book your

showing today! This one won't last!