587-899-3773
justin@realtyaces.ca

58 Rocky Ridge Green NW Calgary, Alberta

MLS # A2342061

$545,000

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,237 sq.ft.	**Age:**	1999 (27 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Rectangular Lot		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Laminate, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 179
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Deck Furniture including Umbrella

* OPEN HOUSE * Oct 10th 1pm-3pm * A wonderful opportunity to get into the family-friendly community of Rocky Ridge! Surrounded by parks, playgrounds and walking pathways, this 3-bedroom, 2.5-bath home offers a comfortable layout, a great backyard, and plenty of potential to make it your own. The main floor features a spacious living room along with a sunny kitchen and dining area overlooking the west-facing backyard. Outside, there is plenty of room for kids to play, established garden beds, a large deck with built-in seating, and a detached double garage that is insulated for added comfort during Calgary winters. Upstairs, you’ll find three bedrooms, including a spacious primary bedroom with a walk-in closet and 4-piece ensuite. Two additional bedrooms and another 4-piece bathroom complete the upper level. The basement is partially developed with an additional living or recreation space, and the large windows allow plenty of natural light into the lower level while still offering room to further develop and customize the space over time. Rocky Ridge is such a great community for young families, with an abundance of parks, playgrounds and pathways to explore. The Rocky Ridge Clubhouse is easily accessible from this location, with great schools, the YMCA, shopping and everyday amenities all close by. You’ll also appreciate the convenient access in and out of the community and toward the mountains. This is a comfortable family home at an approachable price point in one of Calgary’s established northwest communities — move in, add your own personal touches, and make it yours.

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