

# \$700,000 - 26 Rocky Ridge Heights Nw, Calgary

MLS® #A2257305

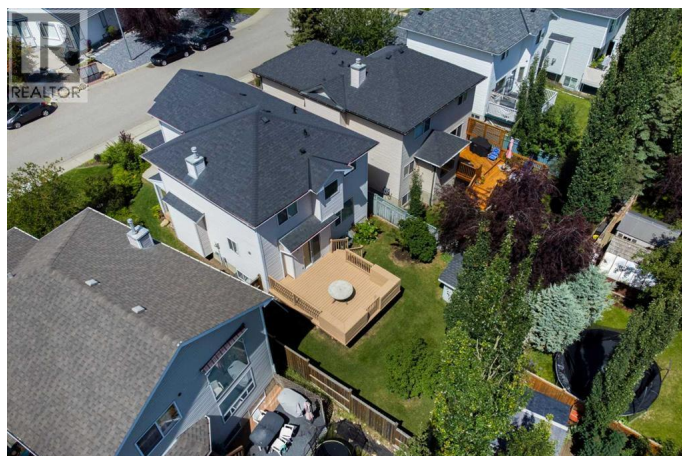
**\$700,000**

3 Bedroom, 4.00 Bathroom, 1,891 sqft

Single Family on 0.10 Acres

Rocky Ridge, Calgary, Alberta

Welcome to this 3 bedroom, 3.5 bathroom home located on a super quiet street nestled in the desirable community of Rocky Ridge. Lovingly cared for, the seller has upgraded a new hot water tank, brand new carpets, newer roof, and new paint for the entire house and decks. The oversized deck and yard is perfect for the kids and neighbors to gather. Step inside the entrance and be welcomed by a flex room that can be multipurposed for an office/formal living or dining room/music room etc. The rest of the main floor includes a spacious kitchen with granite counter tops, which can accommodate a breakfast nook, tile flooring, stainless-steel appliances, and a corner pantry. Connected to the kitchen is an open family room with laminated flooring. A half bath completes this level. Leave the dishes and step out through the sliding door to the inviting deck and towards a nice-sized fenced backyard with matured landscaping. Storage shed included. Plush brand new carpets leads you upstairs to the massive bonus room with vaulted ceilings, large windows and gas fireplace. The primary bedroom has a 4-piece ensuite with separate shower, 2 additional bedrooms, and a 4-piece second bathroom that completes this level. The basement is fully developed and consists of an open area that can be used as a games room, office, or add a 4th bedroom, a 3-piece bathroom, laundry room, and storage. Double attached garage is insulated with work bench and shelving. Located steps away is an



abundance of green spaces, walking and bike paths, LRT, shopping, parks, schools, Rocky Ridge Community Centre, and YMCA. This property is priced to sell and ready to move in. Home sweet home! (id:6289)

Built in 1996

**Essential Information**

Listing #	A2257305
Price	\$700,000
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Square Footage	1,891
Acres	0.10
Year Built	1996
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	26 Rocky Ridge Heights Nw
Subdivision	Rocky Ridge
City	Calgary
Province	Alberta
Postal Code	T3G4J6

**Amenities**

Amenities	Park, Playground, Recreation Nearby, Shopping
Features	No Smoking Home
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

**Interior**

Appliances	Washer, Dishwasher, Stove, Dryer, Microwave, Garburator, Hood Fan
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
# of Stories	2
Has Basement	Yes

## Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office	MaxWell Capital Realty
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