# \$599,997 - 49 Rocky Ridge Heath Nw, Calgary

MLS® #A2259925

## \$599,997

3 Bedroom, 3.00 Bathroom, 1,189 sqft Single Family on 0.09 Acres

Rocky Ridge, Calgary, Alberta

Welcome to this beautifully maintained 3-bedroom home with a fully developed basement, perfectly located on a quiet street in the highly desirable community of Rocky Ridge. The main floor features a spacious foyer and an open-concept layout filled with natural light. The kitchen offers ample cabinetry and counter space, a raised eating bar, and a seamless flow into the dining areaâ€"ideal for family meals and entertaining. The inviting living room showcases a cozy corner gas fireplace and large windows overlooking the sunny, fully landscaped backyard. From the dining area, sliding patio doors open directly onto the deck, creating a great indoor-outdoor living experience. Upstairs, you'II find three generous bedrooms and a 4-piece main bathroom. The lower level is fully finished, offering a versatile family/rec room, a stylish 3-piece bathroom with a custom-tiled shower, a bright and functional laundry room with utility sink, cabinets, and extra counter space for home projects, plus a finished storage area. This home is completely carpet-freeâ€"finished with tile, hardwood, and vinyl throughoutâ€"making it ideal for those with allergies or pets. Enjoy the private, landscaped yard complete with deck, fence, trees, and shrubs. Available for quick possession, this move-in ready home offers the perfect opportunity to enjoy NW Calgary living at its best. (id:6289)







#### **Essential Information**

Listing # A2259925
Price \$599,997

Bedrooms 3
Bathrooms 3.00

Half Baths 1

Square Footage 1,189
Acres 0.09
Year Built 2000

Type Single Family

Sub-Type Freehold

## **Community Information**

Address 49 Rocky Ridge Heath Nw

Subdivision Rocky Ridge

City Calgary
Province Alberta
Postal Code T3G4Z7

#### **Amenities**

Amenities Park, Playground, Schools, Shopping, Water Nearby

Features Back lane, No Animal Home, No Smoking Home

Parking Spaces 4

Parking Attached Garage

# of Garages 2

## Interior

Appliances Dishwasher, Stove, Hood Fan, Window Coverings, Garage door opener,

Washer & Dryer

Heating Natural gas Other, Forced air

Cooling None
Fireplace Yes
# of Fireplaces 1
# of Stories 2
Has Basement Yes

#### **Exterior**

Exterior Stone, Vinyl siding

Exterior Features Landscaped

Foundation Poured Concrete

# **Listing Details**

Listing Office Ko Realty Ltd.





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