

\$697,000 - 90 Rocky Ridge Green Nw, Calgary

MLS® #A2107010

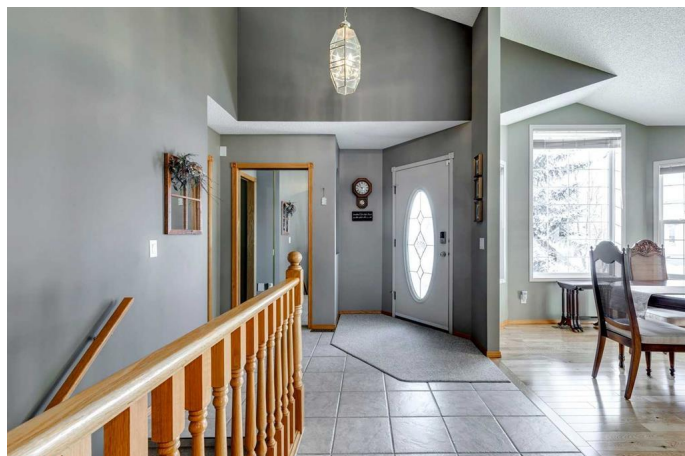
\$697,000

4 Bedroom, 3.00 Bathroom, 1,477 sqft

Residential on 0.11 Acres

Rocky Ridge, Calgary, Alberta

BEAUTIFUL CURB APPEAL | ORIGINAL OWNERS | 4 BED + 3 BATH FULLY DEVELOPED BUNGALOW | LIGHT & BRIGHT | A/C | VAULTED CEILINGS | BEAUTIFULLY LANDSCAPED W/ a LARGE DURADEK DECK | PHENOMENAL LOCATION BACKING ONTO A WALKING PATH | ***Enjoy the convenience of NO LAWN MOWING + NO SNOW SHOVELING for only a SMALL monthly CONDO FEE (\$166)*** You will appreciate the PRIDE OF OWNERSHIP the moment you lay eyes on your beautiful & IMMACULATE bungalow located in the coveted community of Rocky Ridge. Just simply LOCK & GO knowing your outdoor maintenance is taken care of! Offering 2450 SQ FT of well designed TOTAL living space, PLUS an EXTRA 500 sq ft of undeveloped lower level STORAGE space which could be used as an arts & crafts room or gym/workout area!! The moment you enter your LARGE front foyer, you can't help but notice the soft, warm and inviting palette throughout. Vaulted ceilings and a TON of NATURAL LIGHT floods your main floor entertainment zone. Enjoy dinners with family and friends in your OPEN LAYOUT DESIGNED kitchen, breakfast nook and cozy living room complete with GAS fireplace. Your LARGE primary suite comes with a good sized walk-in closet, and LARGE 4-piece en suite with extra vanity. An additional bedroom, 4-piece bath, large laundry room and a formal dining room area that could also be used as



an office space completes your main floor. As you make your way down to your lower level, you will LOVE the GRAND FAMILY/REC ROOM! Your lower level offers TWO additional good sized bedrooms + a shared 4 piece bath. Your beautiful BACKYARD OASIS boasts a LARGE (17" x 13") deck with high-quality Duradek vinyl decking and glass railings for unobstructed views of your PROFESSIONALLY landscaped yard! Enjoy the convenience and ease of an evening stroll as you walk out your back gate onto the WALKING PATHS BEHIND YOUR HOME - another FANTASTIC feature! Your WELL LOVED home has had regular furnace, duct and fireplace maintenance & cleaning over the years. Roof is ONLY 3 years old, NEWER washer/dryer. The BONUS FEATURE of this home is the amazing neighbors and community --- you will appreciate how everyone looks out for each other. The sought-after community of Rocky Ridge offers beautiful pathways, an amazing Community Center that offers Tennis and Pickle Ball Courts, Soccer, Basketball, Playgrounds, a Neighborhood Garden, a wading pool and splash pad for the kids in summer, and a pond to skate on in winter ---- ALL THESE AMENITIES WITHIN WALKING DISTANCE!!! Close to schools, public transit, shopping, 15 mins to airport, and only a 20 min drive to downtown. VERY QUICK access to Highway 1 which leads to our Majestic Canadian Rocky Mountains -- a ONE HOUR drive away and you are skiing, hiking or taking a walk or bike around the stunning resort towns of BANFF and CANMORE!! You will LOVE this JEWEL of a home!

Built in 1998

Essential Information

MLS® #

A2107010

Price	\$697,000
Sold Price	\$703,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,477
Acres	0.11
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	90 Rocky Ridge Green Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4R4

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Driveway

Interior

Interior Features	Central Vacuum, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Front Yard, Lawn, Low Maintenance Landscape, Greenbelt, Landscaped, Square Shaped Lot, Treed
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 28th, 2024
Date Sold	April 5th, 2024
Days on Market	8
Zoning	R-C1
HOA Fees	256.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Estate Professionals Inc.
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