

\$695,000 - 95 Rocky Ridge Drive, Calgary

MLS® #A2108522

\$695,000

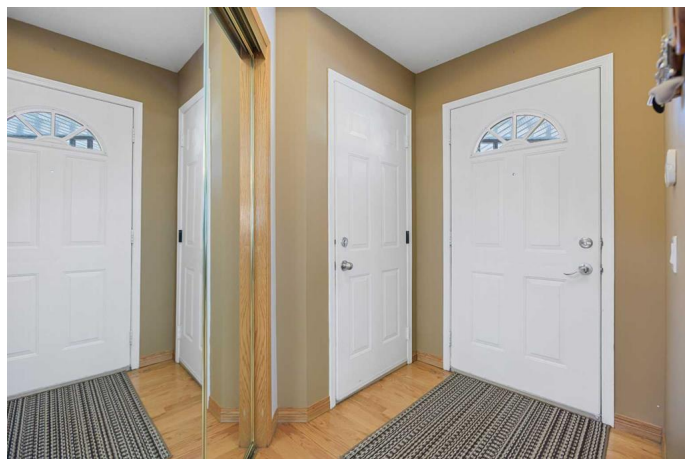
3 Bedroom, 3.00 Bathroom, 1,401 sqft

Residential on 0.12 Acres

Rocky Ridge, Calgary, Alberta

OPEN HOUSE CANCELLED This beautiful family home is located in the fabulous northwest community of Rocky Ridge. It offers more than 2,500 square feet of developed space, starting with the bright, open main floor, with its vaulted (11-foot) ceilings, spacious primary bedroom and super-sunny en suite bathroom. The main floor has a skylight in the kitchen and another in the primary bedroom ensuite. The main floor comes with a den that can easily be used as a fourth-bedroom. Among the more than \$33,000 in upgrades completed by the current owners since 2021 include a stainless steel refrigerator and dishwasher. They have also removed the Poly B pipes and added gutter guards. As an added convenience you will find the washer and dryer on the main floor. The basement is a perfect kids hang out - big enough for a huge gaming couch and also large enough to fit a pool table, ping pong table or card table or collection area for all of their toys. Both basement bedrooms come with walk-in closets. The private backyard (with its tall wooden fence) has a composite deck, plenty of grass for a play area and raised planters for gardeners. This home's garage is drywalled and heated and has a heat strip to prevent the garage door from freezing shut. It is within minutes from the shopping, the YMCA, LRT station at Tuscany and offers quick access to Crowchild and Stoney trails.

Built in 1995



Essential Information

MLS® #	A2108522
Price	\$695,000
Sold Price	\$695,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,401
Acres	0.12
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	95 Rocky Ridge Drive
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4E6

Amenities

Amenities	Clubhouse
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bookcases, Skylight(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard
Lot Description Corner Lot, Landscaped
Roof Asphalt Shingle
Construction Stone, Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed February 22nd, 2024
Date Sold February 29th, 2024
Days on Market 7
Zoning R-C1
HOA Fees 262.50
HOA Fees Freq. ANN

Listing Details

Listing Office Real Broker

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