

\$674,800 - 202 Rocky Ridge Bay Nw, Calgary

MLS® #A2108682

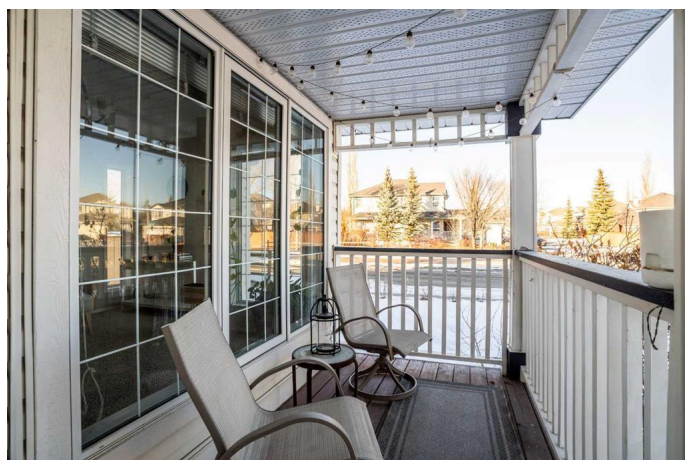
\$674,800

4 Bedroom, 2.00 Bathroom, 1,438 sqft

Residential on 0.12 Acres

Rocky Ridge, Calgary, Alberta

Welcome to this immaculate, 4-bedroom bungalow, a hidden gem on a serene no-through road! Nestled on a corner lot adorned with mature trees along the backyard and neighbouring fence, this home offers a tranquil escape with abundant privacy in the summer months. Upon arrival, you will appreciate the front porch, providing a warm and inviting curb appeal. Step inside, and you'll be greeted by vaulted ceilings, creating an open and airy atmosphere. The entire main floor has been professionally painted and boasts solid, site finished hardwood flooring. The heart of the home is a three-sided fireplace, anchoring the open concept living, dining, and kitchen spaces. The vaulted living room showcases an expansive window framing views of the west facing backyard. The kitchen is a chef's delight, featuring antique white cabinets, granite counters, a corner pantry, message center, and stainless-steel appliances, including a gas stove. A lengthy peninsula island provides ample counter space and a perfect setting for entertaining. From the spacious breakfast nook, step outside onto the expansive, tiered, 3-level deck in the fully fenced backyard— an ideal setting for hosting memorable summer BBQs with friends and family. The main floor accommodates three bedrooms, including a principal bedroom with a vaulted ceiling and walk-in closet. The ensuite is a luxurious retreat with a soaker tub, separate shower, dual-flush toilet, and a glass block window that bathes the space in natural



light while preserving privacy. An additional 4-piece family bathroom serves the remaining bedrooms. Venture downstairs to discover an expansive rec room with laminate floors and three windows, creating a bright and versatile space. This level also features a fourth bedroom, a sizable hobby/rec room with plush carpeting, and a laundry/utility room equipped with a front-load washer and dryer. Noteworthy updates include new shingles in 2016, professionally painted interior, new water softener, extensive landscaping including hedges, perennials etc. and air conditioning unit. Conveniently located within walking distance to the Rocky Ridge Ranch community center, this property offers not just a home but a lifestyle. This is a great investment and offers exceptional value. Close to LRT, shopping and more.

Built in 1997

Essential Information

MLS® #	A2108682
Price	\$674,800
Sold Price	\$695,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,438
Acres	0.12
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	202 Rocky Ridge Bay Nw
Subdivision	Rocky Ridge

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G4H9

Amenities

Amenities	Racquet Courts, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bathroom Rough-in, Ceiling Fan(s), Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Refrigerator, Washer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Three-Sided
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot, Cul-De-Sac, Landscaped, Treed
Roof	Asphalt
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 23rd, 2024
Date Sold	March 6th, 2024
Days on Market	8
Zoning	R-C1
HOA Fees	262.50
HOA Fees Freq.	ANN

Listing Details

Listing Office Real Estate Professionals Inc.

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