

\$737,000 - 55 Rockywood Park Nw, Calgary

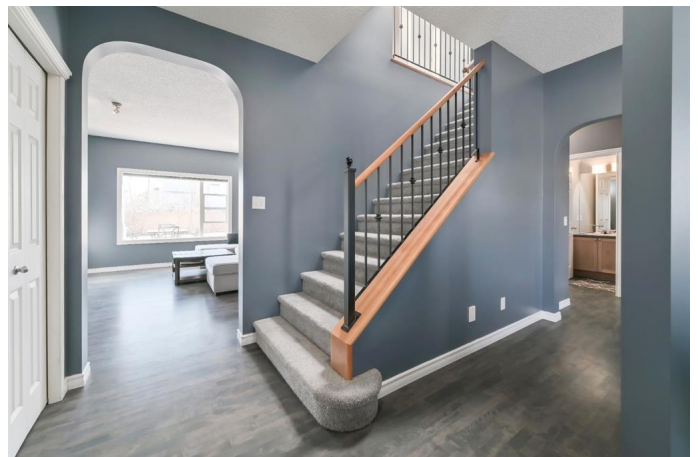
MLS® #A2116599

\$737,000

4 Bedroom, 4.00 Bathroom, 1,891 sqft
Residential on 0.12 Acres

Rocky Ridge, Calgary, Alberta

Discover your dream home in the highly sought-after community of Rocky Ridge. This exquisite 4 bedroom, 3.5 bathroom gem is perfectly positioned on a premium lot, boasting a vast east-facing backyard that welcomes the morning sun. Upon entering, you are greeted by an open foyer that transitions into an expansive open-concept living space, featuring 9-foot ceilings. The versatile den provides an ideal setting for a home office or a cozy flex room, while the sunlit living room, enhanced by a charming gas fireplace, offers the perfect backdrop for relaxation and family gatherings. The well appointed kitchen, featuring ample counter space, a central island for socializing, new stainless steel appliances, and a spacious pantry. Adjacent to the kitchen, the dining area opens onto a large, sunny deck equipped with a BBQ hookup. Rich hardwood floors adorn the main floor, additionally a convenient mud/laundry room off the garage and a discreet 2-piece powder room complete this level. Upstairs, the extra large primary suite features a walk-in closet and opulent 5-piece ensuite, alongside two additional bedrooms and a full bath. The finished basement is a haven for entertainment, featuring a large rec room with an electric fireplace, an extra bedroom with a walk-in closet, a 3-piece bath, and abundant storage space. Nestled in a prime location, this home is mere minutes from the Rocky Ridge Co-op and Royal Oak Shopping Centres, the Tuscany LRT station, and major traffic routes,



offering effortless connectivity. Surrounded by the breathtaking Rocky Mountains and tranquil walking paths, it promises a lifestyle of convenience and natural beauty. Close to shopping, public transportation, and schools, this stunning residence is not just a house, but a place to call home.

Built in 2003

Essential Information

MLS® #	A2116599
Price	\$737,000
Sold Price	\$728,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,891
Acres	0.12
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	55 Rockywood Park Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G5S2

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	High Ceilings, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 21st, 2024
Date Sold	March 27th, 2024
Days on Market	6
Zoning	R-C1
HOA Fees	250.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	2% Realty
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