

# \$848,800 - 428 Rocky Ridge View Nw, Calgary

MLS® #A2122070

**\$848,800**

4 Bedroom, 4.00 Bathroom, 2,333 sqft

Residential on 0.13 Acres

Rocky Ridge, Calgary, Alberta

**\*OPEN HOUSE SAT APRIL 13 2-4 PM\***

Experience refined living in this meticulously crafted custom home nestled in Rocky Ridge, boasting over 3000 square feet of living space on a generous pie-shaped lot. Situated on a serene cul-de-sac, this residence offers mountain views from the bonus room. From the high knockdown ceilings to the gleaming hardwood floors, quality craftsmanship and thoughtful upgrades abound throughout. The main floor impresses with its open concept design, featuring a spacious maple kitchen with granite island, stainless steel appliances, and an oversized nook leading to the expansive deck. Relax by the three-sided fireplace in the family room, adjacent to the dining area. Retreat upstairs to the sumptuous primary suite with its 5-piece ensuite, while two additional bedrooms and the massive bonus room with custom wet bar provide ample space. The professionally developed basement adds versatility with a guest bedroom, heated floors in the full bathroom, and a spacious recreation room. Convenience is ensured with a double attached garage, insulated and finished. The outdoor area boasts a lovely landscaped backyard, ideal for relaxation and entertainment. The Ranch is only a few steps away where you can skate or boat on the pond, visit the splash park, play tennis or visit the clubhouse. With shopping, walking paths, green spaces, and the LRT station also close by, this home offers comfort and convenience in one extraordinary



package. Do not miss it!

Built in 2002

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2122070    |
| Price          | \$848,800   |
| Sold Price     | \$837,500   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,333       |
| Acres          | 0.13        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 428 Rocky Ridge View Nw |
| Subdivision | Rocky Ridge             |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3G 4X3                 |

### Amenities

|                |                                         |
|----------------|-----------------------------------------|
| Amenities      | Clubhouse                               |
| Parking Spaces | 4                                       |
| Parking        | 220 Volt Wiring, Double Garage Attached |

### Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Vinyl Windows |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer         |
| Heating           | Forced Air, Natural Gas                                                                         |

|                 |                               |
|-----------------|-------------------------------|
| Cooling         | None                          |
| Fireplace       | Yes                           |
| # of Fireplaces | 1                             |
| Fireplaces      | Gas, Living Room, Three-Sided |
| Has Basement    | Yes                           |
| Basement        | Finished, Full                |

## Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | Garden                                                         |
| Lot Description   | Back Yard, Cul-De-Sac, Lawn, Landscaped, Pie Shaped Lot, Views |
| Roof              | Asphalt Shingle                                                |
| Construction      | Vinyl Siding, Wood Frame                                       |
| Foundation        | Poured Concrete                                                |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2024 |
| Date Sold      | April 23rd, 2024 |
| Days on Market | 12               |
| Zoning         | R-C1             |
| HOA Fees       | 262.50           |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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