

\$699,900 - 22 Rocky Ridge Drive Nw, Calgary

MLS® #A2122716

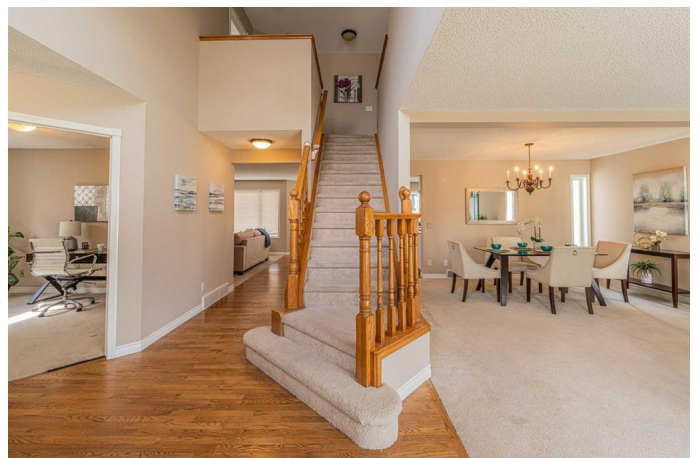
\$699,900

4 Bedroom, 4.00 Bathroom, 2,266 sqft

Residential on 0.11 Acres

Rocky Ridge, Calgary, Alberta

Firm sold waiting for deposit. Check out the virtual tour. Great location, layout and space for under \$700K!! Backing on the municipal reserve with walking path, in the beautiful neighborhood of Rocky Ridge, this magnificent house is located on the quiet end of Rocky Ridge Drive. Almost 3300 SQ ft of finished living space, this lovely 2 storey home has a lot to offer. The main floor has a high open foyer and large windows and lots of natural sunlight. There is a U-shaped kitchen with a central island, nook with bay windows and a door to the huge deck, formal dinning room, spacious living room with bay windows, family room with a gas fireplace and built-in speakers, laundry and a good-sized office. Which can be your 4 th bedroom. The upper level offers a massive master bedroom with a nice retreat area for you to enjoy the back green space view. The 5 pc en-suite bathroom with marble shower and counters and a spacious walk in closet finish the primary bedroom suite. Upper level there are 2 other good- sized bedrooms plus a full bath with a skylight. The uniquely developed basement is perfect entertainment space for whole family offering a board games area, built in entertainment center, pool table area, wet bar with fridge and two piece bathroom as well as a library area makes this house outstanding. The backyard is fully landscaped with large patio deck that exits to a green belt and walking path. This wonderful home is literally minutes walk away from park, nature paths



and a green belt nearby. Close to all major amenities, shopping, restaurants, schools, major routes and the Shane home YMCA. Rocky Ride Royal Oak association facilities include ice rink, basketball, soccer, and a lot more evens , training classes etc. Easy access to LRT station, Downtown, Airport and Banff National Park. Perfect for anyone looking to settle down in Calgary. Designated public schools are Robert Thirsk High School offering AP program for grade 10-12 , William D. Pratt School for grade 5-9 and Royal Oak school for K to 4. Family room carpet under the rug has some stains.

Built in 1997

Essential Information

MLS® #	A2122716
Price	\$699,900
Sold Price	\$740,000
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,266
Acres	0.11
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	22 Rocky Ridge Drive Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4E3

Amenities

Amenities	Clubhouse
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bar, Built-in Features, Closet Organizers, Pantry, Skylight(s), Vinyl Windows, Wet Bar
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Masonry
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground, Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, City Lot, Cleared, Close to Clubhouse, Lawn, Greenbelt, Landscaped, Street Lighting, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 13th, 2024
Date Sold	April 16th, 2024
Days on Market	3
Zoning	R-C1
HOA Fees	263.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Grand Realty
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