

# **\$719,000 - 138 Rocky Ridge Circle Nw, Calgary**

MLS® #A2128148

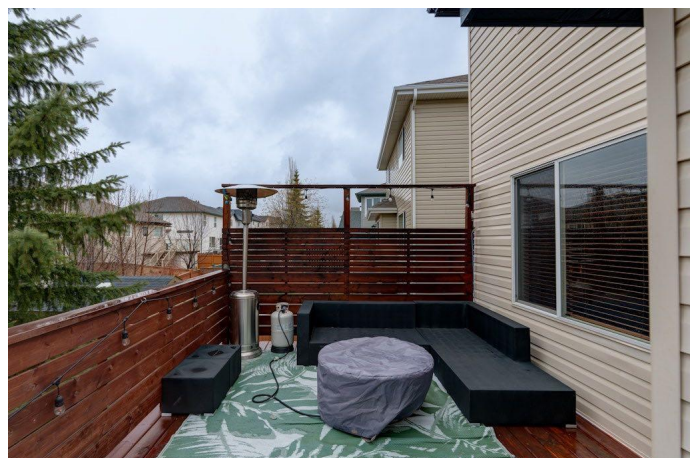
**\$719,000**

3 Bedroom, 3.00 Bathroom, 1,792 sqft

Residential on 0.10 Acres

Rocky Ridge, Calgary, Alberta

Located on a quiet street in the highly desirable community of Rocky Ridge! The upper level features 3 bedrooms, including a primary suite complete with a wall mounted TV, closet and a 4pc en-suite bathroom, a 2nd 4pc bathroom and a sizable family/media room with a gas fireplace, TV bracket and 2 wall mounted speakers. The open concept main level is perfect for entertaining. Enjoy cooking and spending time in the beautifully updated kitchen with granite countertops, spacious island with a built-in bar refrigerator, stainless steel appliances, custom shaker cabinetry with soft close hinges, brazilian hardwood flooring and access to the deck overlooking a sunny west backyard. The backyard landscaping was recently upgraded to include low maintenance clover. The basement awaits your development ideas and is partially finished with insulation and vapour barrier. Enjoy the modern touches of having a NEST digital keypad and doorbell. This 2 storey home is move-in ready and the carpets were just professionally cleaned. Rocky Ridge is an established community with schools, CO-OP grocery store and gas bar, a stunning YMCA complex and access to the community amenities (park, wading pool, lake, ice surface and boating equipment). The Tuscany/Rocky Ridge LRT station, Stoney Trail and Highway 1A are easily accessible. The convenience of being located close to Highway 1A is perfect for weekend getaways to the mountains. Come live your best life!



Built in 1999

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2128148    |
| Price          | \$719,000   |
| Sold Price     | \$730,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,792       |
| Acres          | 0.10        |
| Year Built     | 1999        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 138 Rocky Ridge Circle Nw |
| Subdivision | Rocky Ridge               |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3G 4P3                   |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Clubhouse              |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

## Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                       |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                           |
| Cooling           | None                                                                                              |
| Fireplace         | Yes                                                                                               |
| # of Fireplaces   | 1                                                                                                 |

|              |                  |
|--------------|------------------|
| Fireplaces   | Family Room, Gas |
| Has Basement | Yes              |
| Basement     | Full, Unfinished |

**Exterior**

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | None                                   |
| Lot Description   | Back Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                        |
| Construction      | Vinyl Siding, Wood Frame               |
| Foundation        | Poured Concrete                        |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 4th, 2024  |
| Date Sold      | May 17th, 2024 |
| Days on Market | 13             |
| Zoning         | R-C1           |
| HOA Fees       | 262.50         |
| HOA Fees Freq. | ANN            |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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