

\$1,299,000 - 235 Rocky Ridge Drive Nw, Calgary

MLS® #A2132932

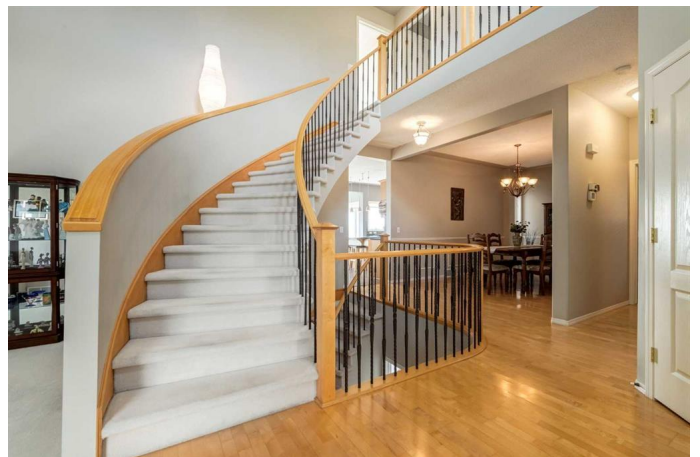
\$1,299,000

6 Bedroom, 4.00 Bathroom, 2,590 sqft

Residential on 0.14 Acres

Rocky Ridge, Calgary, Alberta

VIEWS, VIEWS & MORE VIEWS!!! Incredible SIX BEDROOM 2-story walkout home with over 3650 sq ft of development for a large family or executive living. This home has panoramic MOUNTAIN, COP & CITY views from its perfect location. As you enter this home your eyes lead to the curved staircase with wrought iron railing to the second level & downwards to the lower walkout. The private den looks out to green space across the street & next to the sunken formal living room plus a large foyer with walk-in closet, 1/2 bath, and laundry room with door to garage. The formal dining room is large enough for any grand table + great for entertaining. The kitchen has maple cabinets, granite tops, a gas stove, and a stainless appliance package and the views are out of this world. Enjoy lunch on your west-facing deck complete with a retractable awning to give you that shade in the summer months. Large eating nook, island, open to the great room with gas fireplace & wall units on each side. The upper level has 4 well-sized bedrooms for that growing family, a 5 piece bathroom, the primary suite allows you to wake up to mountain views and enjoy your 5 piece ensuite or enjoy the sitting area, a perfect place to cozy up with that good book. The lower walkout level is well-appointed and boasts 2 more bedrooms, another family room with a fireplace, wet bar, or head outside the covered patio with your private landscaped backyard on a greenspace. Air conditioning, new paint and an updated hot water tank



complete this turn-key property perfect for a growing or larger family. OPEN HOUSE SATURDAY JUNE 8TH 1:00-4:00!!

Built in 1998

Essential Information

MLS® #	A2132932
Price	\$1,299,000
Sold Price	\$1,262,800
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,590
Acres	0.14
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	235 Rocky Ridge Drive Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4M1

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bookcases, Central Vacuum, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas

	Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Walk-Out

Exterior

Exterior Features	Playground
Lot Description	Backs on to Park/Green Space, Greenbelt, Views
Roof	Pine Shake
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 16th, 2024
Date Sold	July 5th, 2024
Days on Market	50
Zoning	R-C1
HOA Fees	262.50
HOA Fees Freq.	ANN

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.