

\$674,900 - 95 Rockywood Circle Nw, Calgary

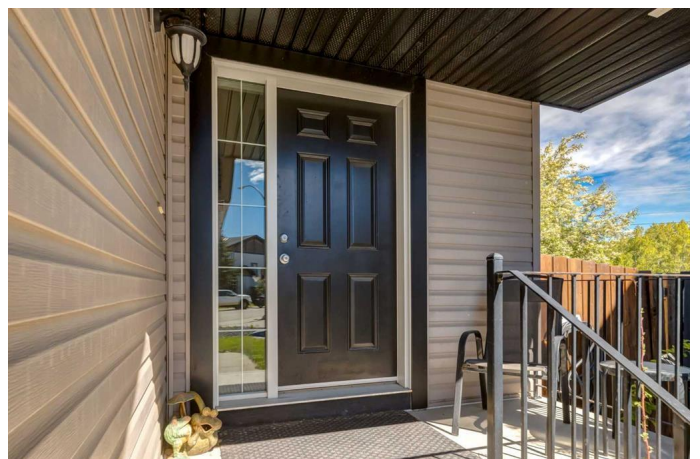
MLS® #A2139248

\$674,900

5 Bedroom, 4.00 Bathroom, 1,739 sqft
Residential on 0.12 Acres

Rocky Ridge, Calgary, Alberta

Welcome to this charming home, perfectly situated on a generous pie-shaped lot, offering 5 bedrooms & 3.5 baths. Upon entering, you'll be captivated by the open-concept living area, where a large window floods the space with natural light, highlighting the elegant corner fireplace with a tile surround and wooden mantle. The living room seamlessly transitions to the back deck, complete with stairs leading down to the fully fenced backyard. This expansive outdoor area features a well-maintained lawn, a few mature trees, and plenty of space for gardening, playing, or relaxing. The kitchen is a chef's delight, boasting a functional island with raised breakfast bar seating, sleek stainless steel appliances, and a convenient corner pantry. Just off the kitchen, the dining area provides a perfect setting for family meals and gatherings with friends. The main level is complete with a 2pc powder room, bedroom that can easily be used as a home office and access to the attached double car garage. Upstairs, the primary bedroom is a serene retreat, offering a 4-piece ensuite complete with a corner jetted tub, stand-alone shower, and a walk-in closet. The upper level also houses a laundry room with built-in storage, making chores both convenient and efficient. Two additional bedrooms and a 4pc bathroom top off this upper level. The basement is a versatile space, featuring an additional bedroom and a 4-piece bathroom, perfect for guests or family members seeking privacy. The large



recreation room offers endless possibilities, whether you envision it as an entertainment hub, a family room, or a workout area. This home seamlessly blends comfort, style, and functionality!

Built in 2004

Essential Information

MLS® #	A2139248
Price	\$674,900
Sold Price	\$650,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,739
Acres	0.12
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	95 Rockywood Circle Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5W2

Amenities

Amenities	Clubhouse, Park, Playground, Racquet Courts
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Kitchen Island, Soaking Tub, Walk-In Closet(s)
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Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Few Trees, Lawn, No Neighbours Behind, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 7th, 2024
Date Sold	July 12th, 2024
Days on Market	35
Zoning	R-C1
HOA Fees	262.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	First Place Realty
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