

\$729,800 - 117 Rocky Ridge Landing Nw, Calgary

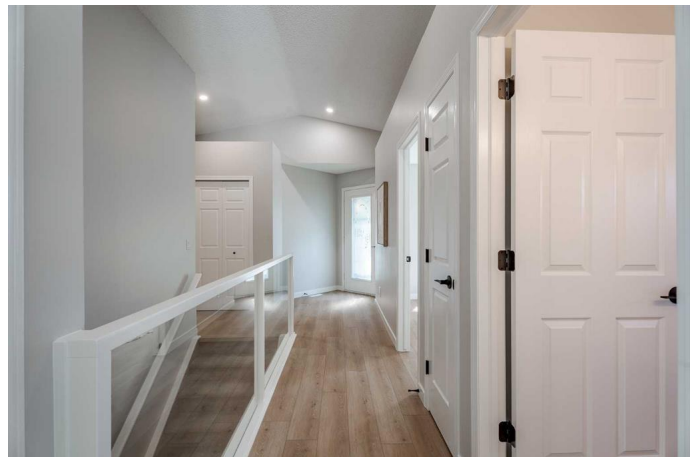
MLS® #A2146157

\$729,800

3 Bedroom, 3.00 Bathroom, 1,105 sqft
Residential on 0.11 Acres

Rocky Ridge, Calgary, Alberta

Welcome to this beautifully renovated bungalow located on a quiet street, just a short walk from playgrounds and pathways. The welcoming front porch sets the tone for this delightful home. Step inside to a bright entryway with high ceilings, leading to an open floor plan designed for contemporary living. The kitchen features shaker-style soft-close cabinets, a window above the sink, and a custom-designed island with storage and an attached dining table. This space is open to the bright living area, which boasts a slanted ceiling and a gas fireplace, overlooking the private backyard. The freshly painted deck includes a seating bench, and mature trees provide privacy and shade, creating the perfect spot for outdoor entertainment and relaxation. The spacious primary bedroom features a slanted ceiling, accommodating a king-size bed. The full en-suite bathroom and walk-in closet complete this serene retreat. A second bedroom located near the entry has access to a full bathroom, making it ideal for guests or family members. The laundry room is situated near the garage. The basement offers a large open space that includes a family room with a second gas fireplace and an area for games, exercise, or hobbies. A bedroom with a large window and walk-in closet, a full bathroom, and built-in storage complete this level. The property features a fenced dog run, and the central air conditioning ensures comfort during hot summers. This home is ideally located within



walking distance to playgrounds, pathways, and the Rocky Ridge Ranch Office, providing an easy accessibility to amenities. With meticulous renovations and thoughtful design, this home is move-in ready. Bring your furniture and family to start your new life in this dream home. Don't miss the opportunity to own this exquisite bungalow. Schedule a viewing today and experience the perfect blend of modern living and cozy charm.

Built in 1997

Essential Information

MLS® #	A2146157
Price	\$729,800
Sold Price	\$717,500
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,105
Acres	0.11
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	117 Rocky Ridge Landing Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4H5

Amenities

Amenities	Clubhouse, Park, Playground, Racquet Courts, Recreation Facilities
Parking Spaces	4

Parking	Double Garage Attached
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Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 2nd, 2024
Date Sold	August 15th, 2024
Days on Market	44
Zoning	R-C1
HOA Fees	262.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	Premiere Realty Direct
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