

\$759,000 - 127 Rocky Ridge Bay Nw, Calgary

MLS® #A2147903

\$759,000

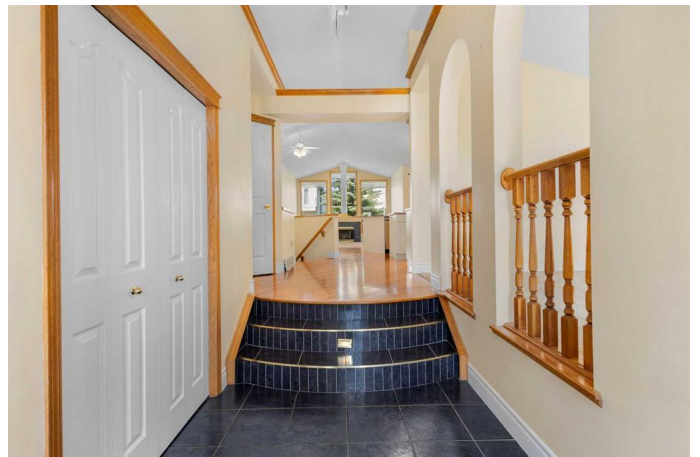
4 Bedroom, 3.00 Bathroom, 1,570 sqft

Residential on 0.11 Acres

Rocky Ridge, Calgary, Alberta

Investor Alert The walkout lower level has been built for a LEGAL secondary suite. Just waiting for you to apply for the permit. OVER \$30,000 UPGRADES at the lower level with a NEW extra large hot water tank(2022), four NEW smoke detectors added, two NEW windows (2022), NEW water pipes installed instead of Poly-B (2022), and NEW drywalls installed in the mechanical room and storage room. Newer Shingles, Newer furnace, and Newer dishwasher. This beautiful 1570 square feet 4 bedrooms and 3 full bathrooms walkout bungalow is located in the fantastic community of Rocky Ridge with a fully developed walkout basement offering over 3000 sq. ft. total.

Enter the elegant spacious foyer and you will be delighted with the vaulted ceilings, Oak hardwood flooring, and plenty of large windows offering an abundance of sunlight. And it leads to a lovely and quiet den with a window overlooking the cul-de-sac. The large kitchen with a SKYLIGHT window has many cupboards and counter space, a central island, a corner pantry, a desk area, an eating bar, and newer appliances. The dining room has a patio door to the tiered deck area. The backyard is well maintained, beautifully landscaped and aggregate. Bright living room with focal gas fireplace and large windows with updated window coverings. The primary bedroom is spacious with a walk-in closet and a 4 piece en-suite bathroom with a double vanity, a large steam shower, and an extra



SKYLIGHT window for you to enjoy the natural light. The 2nd bedroom has a Murphy bed and built-in desk and storage. Laundry room Upstairs with newer washer & dryer included and access to the double oversized garage with a side door, tons of storage space, and three parking spots on the driveway. Aggregate driveway & side walkway.

Enter the separate and private entrance of the walkout lower level, you will be impressed by a full bright kitchen with a movable island, 2 large bedrooms, 3 piece bathroom, and in-floor heating. A large dining area with newer LED lighting, 2nd laundry room with sink, built-in cabinets and countertop, and tons of storage space. Walking distance to Rocky Ridge Ranch Centre, close to all amenities including shopping, schools, public transportation with easy access to major roadways, and a short walking distance to LRT station. Book a private showing today and step into the lifestyle you deserve!

Built in 1996

Essential Information

MLS® #	A2147903
Price	\$759,000
Sold Price	\$756,888
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,570
Acres	0.11
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	127 Rocky Ridge Bay Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4E7

Amenities

Amenities	Clubhouse, Community Gardens, Party Room, Playground, Recreation Room, Visitor Parking
Parking Spaces	5
Parking	Double Garage Attached, Oversized

Interior

Interior Features	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Range, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out

Exterior

Exterior Features	Garden, Private Entrance, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Garden
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 15th, 2024
Date Sold	July 20th, 2024
Days on Market	5
Zoning	R-C1
HOA Fees	262.50

HOA Fees Freq. ANN

Listing Details

Listing Office Homecare Realty Ltd.

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