

\$650,000 - 48 Rocky Ridge Heath Nw, Calgary

MLS® #A2161132

\$650,000

4 Bedroom, 4.00 Bathroom, 1,401 sqft

Residential on 0.09 Acres

Rocky Ridge, Calgary, Alberta

Welcome to 48 Rocky Ridge Heath NW, a beautifully upgraded and sun-filled 2-storey home nestled in a prime location just a short walk from the Rocky Ridge Ranche Centre, bus stops, and neighbourhood parks. With a West-facing backyard and a newly installed roof, this home offers everything a growing family needs. Step inside to discover a bright, open floorplan with hardwood and tile flooring—no carpets! The spacious great room, complete with a stone-faced gas fireplace and large picture window, flows seamlessly into the dining room with a bay window. The upgraded kitchen (2021) is a chef's delight, featuring an island with a seating bar, new stainless steel appliances, ample storage, and a tiled backsplash. As you step outside, enjoy the large cedar deck (built in 2019) and a fully fenced backyard with mature trees, perfect for outdoor entertaining and soaking up the sunny West exposure. Upstairs, the home continues to impress with three generously sized bedrooms, including a West-facing master suite with a walk-in closet and a private ensuite featuring an oversized shower. The additional bedrooms share a 4-piece bathroom, which, along with the master ensuite, was updated with new sinks, faucets, and countertops. The upper floor also offers a convenient laundry room. The fully finished basement includes a recreation room, a 4th bedroom, and a full bathroom, offering ample space for family activities or guest accommodations. Additional highlights of this



home include a drywalled double garage with 220V wiring, newer lighting fixtures, a furnace replaced in 2019, a hot water tank installed in 2022, and radon mitigation completed in 2023. Located on a quiet crescent of family homes, this property is just minutes from area shopping, the LRT, and the new Shane Homes YMCA, and offers quick access to both Crowchild and Stoney Trails. Don't miss this fantastic opportunity to make this your new family home!

Built in 2000

Essential Information

MLS® #	A2161132
Price	\$650,000
Sold Price	\$674,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,401
Acres	0.09
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	48 Rocky Ridge Heath Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4Z7

Amenities

Amenities	None
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Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Stone Counters, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Private, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 28th, 2024
Date Sold	September 5th, 2024
Days on Market	8
Zoning	R-C1N
HOA Fees	262.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
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