

# \$775,000 - 169 Rockbluff Close Nw, Calgary

MLS® #A2164804

**\$775,000**

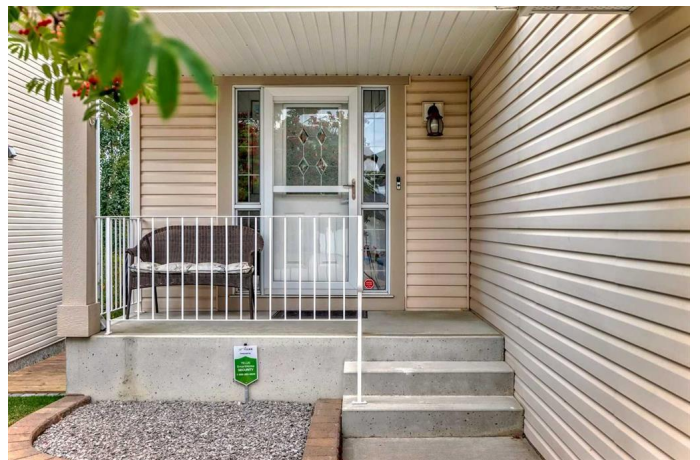
3 Bedroom, 3.00 Bathroom, 2,247 sqft

Residential on 0.11 Acres

Rocky Ridge, Calgary, Alberta

\*\*\* ORIGINAL \*\*\* ONE OWNER HOME IN PRISTINE LIKE NEW CONDITION! SPACIOUS 2,247 SF TWO STOREY HOME WITH FULL WALKOUT LOWER LEVEL IDEAL FOR FUTURE DEVELOPMENT POTENTIAL. PRIME LOCATION OFFERS EASY ACCESS TO CROWCHILD TRAIL AND LRT STATION. LARGE FOYER WITH VAULTED CEILINGS AND IRON RAILINGS TO UPPER LEVEL WITH 3 LARGE BEDROOMS, 5 PIECE ENSUITE, BONUS ROOM WITH GAS FIREPLACE AND CEILING FAN. SPACIOUS MAIN FLOOR GREAT ROOM WITH GAS FIREPLACE AND CEILING FAN. HUGE COUNTRY KITCHEN WITH MASSIVE WALK-IN PANTRY, BREAKFAST BAR, UNDER COUNTER LIGHTING AND GRANITE COUNTERS. LARGE MAINTENANCE FREE BALCONY OFF DINING ROOM HAS PHANTOM SCREEN DOOR AND GLASS RAILINGS. PRIVATE FENCED MAINTENANCE FREE SOUTH FACING BACK YARD, COVERED PATIO WITH INTERLOCKING BRICK FLOORING. HOME OFFERS MANY NICE FEATURES LIKE ROUNDED WALL CORNERS, CENTRAL AIR, GRANITE COUNTER TOPS IN ALL 3 BATHROOMS, COVERED FRONT VERANDA, GREAT VIEW OF THE MOUNTAINS AND MUCH MORE. JUST MOVE IN AND ENJOY...WHAT A BEAUTIFUL WAY TO LIVE!

Built in 2000



## Essential Information

MLS® #	A2164804
Price	\$775,000
Sold Price	\$760,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,247
Acres	0.11
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

## Community Information

Address	169 Rockbluff Close Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5B2

## Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached, Driveway

## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Mantle, Great Room, Loft
Has Basement	Yes

Basement                      Full, Unfinished, Walk-Out

**Exterior**

Exterior Features      Private Yard  
Lot Description        Low Maintenance Landscape, Irregular Lot, Level, Rectangular Lot,  
Views, See Remarks  
Roof                      Asphalt Shingle  
Construction           Stone, Vinyl Siding, Wood Frame  
Foundation             Poured Concrete

**Additional Information**

Date Listed              September 12th, 2024  
Date Sold                October 10th, 2024  
Days on Market        27  
Zoning                    R-C1  
HOA Fees                262.50  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            Stonemere Real Estate Solutions

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