

# \$729,900 - 176 Rockywood Park Nw, Calgary

MLS® #A2172321

**\$729,900**

4 Bedroom, 4.00 Bathroom, 1,865 sqft

Residential on 0.10 Acres

Rocky Ridge, Calgary, Alberta

Original owner home. Updated 2 story in a highly sought after NW Calgary Community of Rockyridge featuring: OVER 2,600 sq ft w/ Finished basement | 4 BED / 3.5 bath, engineered hardwood floors, almost every light fixture in home upgraded, knock down ceilings, 9â€™™ ceilings, updated carpet, kitchen upgrade with granite, back splash & stainless steel appliances, tile facing gas fireplace, extended front driveway, updated shingles & so much more. "Rocky Ridge" -one of the largest YMCA rec centres, great schools/amenities, pathways, green spaces, highway access/LRT, picturesque mountain views. Step inside to a sun soaked interior, enhanced with large windows & east/west exposure. Large entry way with living room, you'll see the gleaming engineered hardwood floors throughout inviting you in further, leading to the great room space which offers a gas fireplace, the kitchen offers an eating island, pantry & nook that has access to the deck/yard with no neighbors behind. The main floor is complete with half bath, laundry/mud room and additional storage space. Wrought iron railings lead you upstairs, where youâ€™™ll find 3 bedrooms. Primary bedroom featuring: Walk in closet, and full ensuite with tub, walk in shower, vanity and toilet. There is an additional full bath upstairs with the 2 other good size bedrooms. Fully finished basement is a great addition to an already large upper level space. Basement has 1 bed, full bath and large entertainment space. The garage can fit



a half ton truck. This home is lovingly maintained, and is 'move in ready' for your complete enjoyment. With it being located in a desirable area, close to green spaces and updated, it makes the perfect place to call home. Book your viewing today before, its gone. Click on link to view 3D walk through.

Built in 2003

**Essential Information**

MLS® #	A2172321
Price	\$729,900
Sold Price	\$730,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,865
Acres	0.10
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

**Community Information**

Address	176 Rockywood Park Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3g5s1

**Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

**Interior**

Interior Features	Kitchen Island, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, 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	None
Lot Description	Back Yard, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	October 10th, 2024
Date Sold	October 23rd, 2024
Days on Market	13
Zoning	R-CG
HOA Fees	262.50
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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