24 Rockyledge Crescent NW
Calgary, Alberta

MLS # A2214411

$739,900

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,913 sq.ft.	**Age:**	2001 (24 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Lawn		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full, Unfinished	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	Hot tub		

Rarely does a beautiful 2 storey home in the heart of Rocky Ridge come available with these upgrades and at this price! This gorgeous home has a fully tiled main floor with a large open floor plan, updated kitchen with walk through pantry, high end Wolf gas range, Samsung fridge, new dishwasher, quartz counter tops and much more! Spacious living room and dining room with corner gas fireplace, easy entry onto the back deck and a mud room off the garage for all the kids stuff! Upper level is complete with a large loft/office space, primary bedroom with a stunning updated ensuite and walk-in closet, two additional kids rooms, full bath and laundry room. Out back you'll enjoy the huge deck with hot tub, beautiful garden and plenty of yard for the kids. A plethora of trees in the back provide a ton of privacy in the summer months. Recent updates include counter tops, primary ensuite shower and bath, tankless hot water, roof (2022), water softener, dishwasher, tile throughout and much more! Just steps to Co-op, transit, parks and a host of other amenities. This home has it all and won't be available for long so call for your private showing today!