

## 614 Rocky Ridge View NW Calgary, Alberta

**MLS # A2219608**



# \$799,900

<b>Division:</b>	Rocky Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,338 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Landscaped, Lawn, Pie Shaped Lot, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Vinyl Windows, Wet Bar		

**Inclusions:** Refrigerator in the basement wet bar, Garden Shed

What a find! Rarely do treasured homes like this come to market. Welcome to this impeccably kept home showcasing pride of ownership both inside and out. Situated on a large pie-shaped flat lot in a quiet Cul-de-Sac. Step in and prepare to be amazed with the condition of this much-loved home! The main floor is sure to impress with its grand open to below foyer and 9' ceiling throughout. It is ideal for both entertaining and day-to-day living, featuring a formal dining room, a living room with a fireplace, a gourmet kitchen with raised panel cabinetry, sleek granite countertops, and stainless steel appliances and a large mudroom/laundry room, and 2 pc bathroom. The upper floor hosts 3 spacious bedrooms, an elegant 4 pc ensuite with another full 4 pc bathroom. The basement is fully developed professionally with a recreation/entertainment room, a wet bar, a guest room, a 4 pc bathroom and storage room. You'll appreciate the updates including a high efficiency furnace, hot water tank, appliances, central air conditioning system, deck glass railings, and garage door opener. Located in a prime community of RockyRidge, this home is close to Shane Homes (Rocky Ridge) YMCA and public library, Royal Oak and Crowfoot shopping centres, movie theatres, Tuscany LRT station, bike paths and much more. Simply, a turnkey, move-in ready residence! A wonderful opportunity not to be missed. New carpet for the upper floor just installed.