

73 Rocky Ridge Heath NW  
Calgary, Alberta

MLS # A2165846



**\$675,000**

<b>Division:</b>	Rocky Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,150 sq.ft.	<b>Age:</b>	2000 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	No Neighbours Behind, Rectangular Lot, Treed		

**Heating:** Forced Air

**Water:** -

**Floors:** Hardwood, Laminate

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** R-C1N

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)

**Inclusions:** N/A

Welcome to this lovely home in Rocky Ridge with 2 bedrooms both with ENSUITE bathrooms + DOUBLE ATTACHED garage + fully developed basement. Open concept layout and hardwood floor throughout the main & second level, and laminate flooring on the basement. Abundance of natural light with loads of windows and south facing living room, dining area, and backyard. Huge deck for tea party, BBQ dinner fest, and evening wines. Upstairs, there are two spacious bedrooms both with 4pc ensuite bathroom, plus another 4pc bathroom and humungous recreation room in fully finished basement. You will see some mark on the ceiling of the basement where the 3rd bedroom walls used to be. You can close this space to make 3rd bedroom again or don't do anything if you like the current setting which could be utilized as home theater, home gym, or home office. This beautiful home is just across from Community Centre and it is also close to shops, pathway, parks, and major road! Act quick before it's gone!