

275 Rocky Ridge Close NW
Calgary, Alberta

MLS # A2200903



\$779,000

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,524 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Le		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Outdoor Wooden Garden Cupboard, Basement Storage Shelving, Garage Shelving + White Cupboard

A beautifully maintained Cardel built bungalow, situated on a stunning pie-lot with mature trees, lush flower beds and a fully fenced yard. This home offers incredible curb appeal with a front-facing driveway and two car insulated & drywalled attached garage. Step inside to soaring VAULTED ceilings and an open-concept layout designed for both comfort and style. The spacious bungalow features a private office/flex room with extensive natural light and glass french doors. The guest bedroom is located just down the hall near the 4pc bath. A walk-in linen closet as well as a roomy mudroom/laundry room directly off the garage entrance, adds to this home's effortless functionality. Enter into the heart of the home – the kitchen features rich wood cabinetry, updated dishwasher/stove/fridge, a spacious corner pantry, central island for additional workspace and an expansive skylight. Just beyond the dining area, take your gathering outdoors onto the private glass surrounded patio complete with zero maintenance Duradeck. The Primary Suite is tucked away for privacy, showcasing a dual sided fireplace and custom bay window bench – lift the cushion to find additional storage. A large walk-in closet with organizers and luxurious ensuite with separate shower and jetted soaker tub, finalize the space. Downstairs the developed basement offers endless possibilities with egress windows, walk-in closet/storage, an additional 4pc bathroom and ample space ready to create extra bedrooms or a dream entertainment area. An additional corner gas fireplace (with thermostat) maintains a consistent warmth. The spacious utility room doubles as exceptional storage/work area with built-in shelves for all your organizational needs. The HWT has been recently replaced and furnace routinely maintained. The exterior of the home presents a story of its own with

mature landscaping, large trees, raised garden beds full of perennials and flowers - fully fenced. Definitely the work of an experienced green-thumb. Rocky Ridge offers stunning mountain views, ponds, green spaces and scenic walking paths thru 12mile coulee. This NW community has top schools, parks & playgrounds, easy access to the LRT, nearby golf courses and the Shane Homes YMCA. With close proximity to groceries, medical services and a gas bar, it's the perfect location for convenience and nature. This home is a rare find – check out the 3D tour and don't miss your chance to make it yours!