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206 Rocky Ridge Cove NW
Calgary, Alberta

MLS # A2204444



\$745,000

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,981 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Level, Rectangular Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Partially Finished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry		

Inclusions: none

Welcome to your incredible family home in the sought-after community of Rocky Ridge! Located on a quiet, family-oriented cul-de-sac, this beautiful 2 Storey home has everything you need. From the moment you enter you notice the refinished oak hardwood throughout the main living space and a ton of natural light that flows through. The unique staircase opens to the front foyer and the kitchen area letting you entertain with ease! Upon entering you will enjoy the formal living & dining room that wraps around to your gourmet kitchen with island and walk-up entertaining bar/coffee bar with shaker style upgraded cabinetry, stainless steel appliances and gorgeous granite counters! The kitchen also allows for a quaint dining nook with a deck leading to your great yard and low maintenance space with big trees and summer fun. Back inside you have your large living room area with gas fireplace and perfect family movie night creating, game nights or just hanging out with friends and family. A laundry and two-piece powder room complete the level. Upstairs you have three great size bedrooms plus a loft that is well suited for a den, kids play area, small bonus room or office space if you need. The Primary bedroom features a walk-in closet, & ensuite with soaker tub, stall shower, granite counters & make up vanity! Two other good size bedrooms and full bath complete your upper level. The basement is finished with an additional 4th bedroom and rec space. The home has just had brand new carpet installed throughout giving a new space feel. This fantastic home also features a great yard with oversized deck, low maintenance yard and grass with mature foliage offering tons of privacy! Many great features including gemstone lighting, hook up for electrical vehicle in garage, and tons of segregation for your growing family. Don't miss out on this beautiful family space on

a great street in Rocky Ridge. Close to a great walking path and amenities including the NEW YMCA and shops and schools and easy access to the Mountains on weekends. This will not last!