



GRASSROOTS
REALTY GROUP

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110 Rocky Ridge Green NW
Calgary, Alberta

MLS # A2217819



\$715,000

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,813 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 172
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub		

Inclusions: Hoodfan, Garage Opener with Remotes, Wall Speakers,

Nestled on a peaceful, no-through street in Rocky Ridge, this inviting family home welcomes you with its sheltered front porch — the perfect spot to enjoy morning coffee while watching the neighbourhood come to life. Step inside and feel the warmth of rich hardwood floors that flow throughout the main level, gracefully ascend the staircase, and continue throughout the upper floor. At the front of the home, light streams through the window into versatile spaces currently arranged as a sitting room and office — though you might envision formal living and dining areas or perhaps a music room and library. As you move toward the heart of the home, the family room invites relaxation with its impressive floor-to-ceiling stone fireplace that will become the backdrop for countless family gatherings. Nearby, the dining area easily accommodates a harvest table for family meals and celebrations before leading into the freshly renovated kitchen. Here, white cabinetry harmonizes beautifully with quartz countertops, while subway tile backsplash and stainless steel appliances create a clean, contemporary space where you'll enjoy preparing everything from weeknight dinners to holiday feasts. Sliding doors open to a generous deck overlooking the backyard where children can play within sight while you entertain guests. A convenient gate leads directly to community walking paths, perfect for evening strolls, bike rides with the kids, or daily dog walks. The main floor is completed by a powder room and thoughtful mud/laundry room for managing busy family life with ease. Upstairs, three comfortable bedrooms await, including the primary retreat with its walk-in closet and ensuite bathroom featuring an oval soaker tub and separate shower — your daily sanctuary. The finished basement offers even more possibilities with its spacious rec room, additional bedroom, and two-piece

bathroom, creating the ideal space for movie nights, teenage hangouts, or accommodating overnight guests. Life here balances privacy with community — reasonable bareland condo fees handle snow removal and lawn maintenance, freeing you to enjoy your personal outdoor space without the constant upkeep. Just a short walk to Rocky Ridge Ranch community centre and connected to an extensive pathway system, this thoughtfully designed home offers both everyday comfort and the canvas for your next chapter.