



GRASSROOTS
REALTY GROUP

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160 Rockywood Park NW
Calgary, Alberta

MLS # A2241772



\$764,900

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,309 sq.ft.	Age:	2003 (22 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Interior Lot, Irregular Lot, Low Maintenance Landscape, See Remarks		

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

Inclusions: N/A

OPEN HOUSE - Saturday JULY 26 from 1PM to 3PM and Sunday JULY 27 from 1PM to 3PM - OVER 3000 SQUARE FEET OF LIVING SPACE - 5 BEDROOMS - EXCELLENT LOCATION - NEW PAINT - Homes of this size, floor plan and location are TRULY UNIQUE. Located in a charming cul-de-sac with excellent proximity to walking paths, public transportation and more - just a short drive to get to the mountains and access to major transportation corridors this home is IDEAL for A GROWING FAMILY and on the GO. You are greeted with wonderful curb appeal as you enter you can envision how the floor plan ACCOMMODATES today's lifestyle. There is a generous vestibule to greet everyone, to one side ABUNDANTE storage and access to your garage for your daily needs, ahead, the hallway gently opens to the large dining room and generous OPEN CONCEPT MAIN FLOOR. All complete with GORGEOUS HARDWOOD FLOORING. The kitchen is the heart of the floor highlighted with a large central island, corner pantry and abundant storage. Enjoy breakfast in the morning in your sunny dining nook or take your coffee outside to your charming yard. Upstairs, you will find three ENORMOUS BEDROOMS including a primary bedroom with an ensuite and large walk-in closet. The generous bonus room is the perfect getaway to enjoy a movie, a workout or a great book. Lastly, the basement offers TWO LARGE BEDROOMS with custom finishing, a custom workspace, a large rec room, a full bathroom all with abundant storage. Book your tour today!