



**GRASSROOTS**  
REALTY GROUP

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**49 Rocky Ridge Heath NW**  
**Calgary, Alberta**

**MLS # A2259925**



**\$639,998**

<b>Division:</b>	Rocky Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,189 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home		

**Inclusions:** Garage door opener

Welcome to this beautifully maintained 3-bedroom home with a fully developed basement, perfectly located on a quiet street in the highly desirable community of Rocky Ridge. Just steps from a neighborhood park, this home blends comfort, function, and lifestyle. The main floor features a spacious foyer and an open-concept layout filled with natural light. The kitchen offers ample cabinetry and counter space, a raised eating bar, and a seamless flow into the dining area—ideal for family meals and entertaining. The inviting living room showcases a cozy corner gas fireplace and large windows overlooking the sunny, fully landscaped backyard. From the dining area, sliding patio doors open directly onto the deck, creating a great indoor-outdoor living experience. Upstairs, you’ll find three generous bedrooms and a 4-piece main bathroom. The lower level is fully finished, offering a versatile family/rec room, a stylish 3-piece bathroom with a custom-tiled shower, a bright and functional laundry room with utility sink, cabinets, and extra counter space for home projects, plus a finished storage area. This home is completely carpet-free—finished with tile, hardwood, and vinyl throughout—making it ideal for those with allergies or pets. Enjoy the private, landscaped yard complete with deck, fence, trees, and shrubs. Living in Rocky Ridge means access to incredible community amenities: the Rocky Ridge Ranch HOA offers year-round recreation including a lake (boating in summer, skating in winter), tennis and basketball courts, splash park, playgrounds, fitness classes, and more—plus discounts on hall rentals. You’re also minutes away from shopping, restaurants, grocery stores, the C-Train station, Shane Homes YMCA, and endless parks and pathways. Available for quick possession, this move-in ready home offers the perfect opportunity to enjoy

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