



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

73 Rocky Ridge Heath NW
Calgary, Alberta

MLS # A2260611



\$649,900

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,150 sq.ft.	Age:	2000 (25 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	No Neighbours Behind, Rectangular Lot, Treed		

Heating:	Forced Air
Floors:	Hardwood, Laminate
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-C1N
Utilities:	-

Inclusions: N/A

Welcome to this lovely home in Rocky Ridge with 2 bedrooms both with ENSUITE bathrooms + DOUBLE ATTACHED garage + fully developed basement. Open concept layout and hardwood floor throughout the main & second level, and laminate flooring on the basement. Abundance of natural light with loads of windows and south facing living room, dining area, and backyard. Huge deck for tea party, BBQ dinner fest, and evening wines. Upstairs, there are two spacious bedrooms both with 4pc ensuite bathroom, plus another 4pc bathroom and humungous recreation room in fully finished basement. You will see some mark on the ceiling of the basement where the 3rd bedroom walls used to be. You can close this space to make 3rd bedroom again or don't do anything if you like the current setting which could be utilized as home theater, home gym, or home office. This beautiful home is just across from Community Centre and it is also close to shops, pathway, parks, and major road! Best deal under \$650K. Book your tour today!