



GRASSROOTS
REALTY GROUP

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19, 15 Rocky Ridge Gate NW
Calgary, Alberta

MLS # A2265163



\$399,900

Division:	Rocky Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,158 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 282
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Smoking Home		

Inclusions: N/A

Welcome to the Edge at Rocky Ridge Ranch- a sunny, well managed townhouse complex with LOW CONDO FEES in NW Calgary. This 3 bedroom, 2.5 bath townhouse is tucked away in one of the best parts of Rocky Ridge- close to the exclusive family-friendly Home Owners Association- where you can enjoy tennis, paddle boating, skating and more. The unit includes a tandem garage and private driveway- ideal for families that have multiple vehicles and require seasonal storage. The stove, dishwasher, hood fan and carpet are all BRAND NEW and newer stacked washer and dryer can be conveniently found upstairs. The layout speaks for itself... enjoy family dining just off the kitchen and relish in the cozy living quarters with a gas fireplace and plenty of space for large, plush furniture. Upstairs are three good sized bedrooms and two full bathrooms- freshly painted. The back composite deck, where you can enjoy year round barbecuing, has recently been replaced and is surrounded by colourful trees and friendly neighbours. The Rocky Ridge YMCA, LRT, transit and many other restaurants and services are only minutes away. Don't miss out on the opportunity to own in one of Calgary's best northwest communities! Book your private showing today.