



**GRASSROOTS**  
REALTY GROUP

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

**113 Rockbluff Place NW**  
**Calgary, Alberta**

**MLS # A2269508**



**\$725,000**

|                  |                                                                         |               |                   |
|------------------|-------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Rocky Ridge                                                             |               |                   |
| <b>Type:</b>     | Residential/House                                                       |               |                   |
| <b>Style:</b>    | 2 Storey                                                                |               |                   |
| <b>Size:</b>     | 1,911 sq.ft.                                                            | <b>Age:</b>   | 2002 (23 yrs old) |
| <b>Beds:</b>     | 4                                                                       | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                                  |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                                                               |               |                   |
| <b>Lot Feat:</b> | Back Yard, Creek/River/Stream/Pond, Cul-De-Sac, Landscaped, Underground |               |                   |

|                    |                                                               |
|--------------------|---------------------------------------------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                       |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum                                    |
| <b>Roof:</b>       | Asphalt Shingle                                               |
| <b>Basement:</b>   | Full                                                          |
| <b>Exterior:</b>   | Vinyl Siding                                                  |
| <b>Foundation:</b> | Poured Concrete                                               |
| <b>Features:</b>   | Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan |

|                   |      |
|-------------------|------|
| <b>Water:</b>     | -    |
| <b>Sewer:</b>     | -    |
| <b>Condo Fee:</b> | -    |
| <b>LLD:</b>       | -    |
| <b>Zoning:</b>    | R-CG |
| <b>Utilities:</b> | -    |

**Inclusions:** Outdoor Shed Backyard, Underground Sprinkler System

Welcome home to this charming, country-style family 2-storey in beautiful Rocky Ridge, where memories come alive and pride of ownership shines throughout. With over 2,700 sq.ft. of developed living space, this move-in ready home offers 3 bedrooms up + 1 down and is ready just in time for the holidays! The main level features easy-care laminate flooring throughout, a bright and functional chef's kitchen with breakfast bar island and corner pantry, and a cozy living room with gas fireplace — perfect for family gatherings. The dining area opens to a two-tiered south-facing deck, ideal for entertaining or relaxing on warm evenings. Upstairs, the spacious primary retreat easily fits a king bed and includes a spa-inspired ensuite with soaker tub, separate shower, and walk-in closet. Two additional bedrooms, a full 4-pc bath, upper laundry, and a flex/den space complete the level. The fully finished basement adds a 4th bedroom, 3-pc bath, and large recreation room for movie or game nights. This home comes equipped with air conditioning and underground sprinklers, along with numerous updates: new washer and dryer, new fridge, 4 newer windows, hot water tank (2020), roof (2019), and an updated deck. The beautifully landscaped south-facing backyard offers mature trees for privacy, while the front porch and tranquil pond feature create a peaceful spot for your morning coffee. Ideally located in family-friendly Rocky Ridge, you're close to parks, playgrounds, top-rated schools, the Shane Homes YMCA, C-Train station, shopping, and restaurants. Enjoy an easy 30-minute commute to downtown or a quick weekend escape with the mountains less than an hour away. This is the Rocky Ridge family gem you've been waiting for, full of charm, beautifully cared for, and ready to move in before Christmas! Call your favourite Realtor

today and book your private showing.