



**GRASSROOTS**  
REALTY GROUP

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

**258 Rocky Ridge Court NW**  
**Calgary, Alberta**

**MLS # A2269726**



**\$439,200**

<b>Division:</b>	Rocky Ridge		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,364 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 431
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Pantry		

**Inclusions:** N/A

Well maintained complex in a beautiful NW community of Rocky Ridge. This home has 3 bedrooms, 1.5 bathrooms, living/family room features gas fireplace, patio door leading to a nice deck. You'll find the kitchen with European style cabinetry with island, stainless steel appliance and dining room. The 3rd level leads you to 3 bedrooms and 4 pc bathroom. Public School Elem/Junior High 2.3 KM away, Catholic School Elem/Junior High is 5.5 KM, Bus stop is .2 km.