



GRASSROOTS
REALTY GROUP

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**117 Rocky Ridge Landing NW
Calgary, Alberta**

MLS # A2272121



\$729,900

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,111 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully updated 3-bedroom, 3-bathroom family home nestled in the highly sought-after Rocky Ridge community! Step inside and be greeted by a bright, open-concept living area featuring fresh paint throughout, brand-new luxury vinyl plank flooring, and all-new modern blinds that perfectly frame the large windows. The heart of the home – a stunning gourmet kitchen – boasts sleek quartz countertops, brand-new stainless steel appliances, soft-close cabinetry, and a spacious island perfect for casual meals or entertaining. All the bathrooms have been completely renovated with contemporary finishes, including new vanities, stylish tile work, and brand-new toilets for that fresh, move-in-ready feel. Comfort is guaranteed year-round with a brand-new high-efficiency furnace and brand-new central air conditioning. Additional recent upgrades include updated plumbing and electrical and a convenient new natural gas line run directly to the backyard – ready for your dream BBQ setup. The fully finished basement offers a huge recreation room, the fourth bedroom (or ideal home office/guest suite), plenty of storage, and a laundry area with new washer and dryer. Outside, enjoy the west facing private fenced backyard with a large deck, mature trees, and plenty of room for kids and pets to play. The attached double garage, extra-wide driveway, and quiet location add the finishing touches to this turn-key property. With every major system recently replaced or upgraded – including the roof (2023), windows, furnace, central AC, and more – this home truly offers worry-free living in a fantastic location close to parks, schools, shopping, and transit. Pride of ownership shines throughout – this one won’t last! Schedule your private showing today.

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