



GRASSROOTS
REALTY GROUP

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

246 Rocky Ridge Court NW
Calgary, Alberta

MLS # A2288404



\$419,900

Division:	Rocky Ridge		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,480 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 464
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: none

Location, location, location. This home is close to all amenities including Nose Hill Shopping Centre, schools, the Rocky Ridge Club, walking paths, and the C-Train. Ideally situated in one of the most desirable northwest communities, Rocky Ridge, this conveniently located townhouse offers over 1,400 square feet above grade, making it one of the largest units in the complex. The single attached garage enters into a spacious foyer finished with ceramic tile. Just a few steps up leads to the living room featuring over 12-foot ceilings, creating a spectacular open feel upon entry. The living room includes hardwood flooring, a cozy corner gas fireplace, and patio doors leading to a west-facing deck complete with a gas outlet. The unit backs onto a large shared green space, adding to the sense of openness. A short flight of stairs leads to the generous kitchen, which offers abundant counter space, white appliances, a large working island, and a dining area with plenty of room for a full-sized table. The laundry room and a convenient half bathroom are located on the same level, ideal for guests. Upstairs you will find three spacious bedrooms, including a huge master bedroom with mountain views, two side-by-side closets, and enough space for a sitting area. The upper level also includes a full four-piece bathroom and two additional bedrooms, both with excellent closet space. The basement is partially finished and features a three-piece bathroom and a small recreation area that works well as a media room, hobby space, or retreat. This home offers a substantial amount of storage throughout. The front-drive garage is fully insulated and drywalled, and comes equipped with a heater and electric door opener, while the driveway provides additional guest parking. Added value is the built in vacuum system. The complex is professionally managed by a well-regarded

management company and is extremely well maintained, adding long-term value.