



121 Rocky Ridge Court NW
Calgary, Alberta

MLS # A2302580



\$412,000

Division:	Rocky Ridge		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,358 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Driveway, Enclosed, Parking Pad, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Few Trees, No Neighbours Behind, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 513
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Wood Counters		

Inclusions: N/A

**** Open House Saturday April 25, 11:00 - 1:00 **** Welcome to Rocky Ridge Court, a peaceful place to call home. Step inside 121 Rocky Ridge Court to find a clean entryway and your **SINGLE CAR GARAGE**. Up to the 2nd floor, you have soaring ceilings in your living room and a west-facing deck for those sunny afternoons and evenings. Onto the third floor, you have your 2-piece bathroom and kitchen/dining room. The kitchen is fitted with **WOOD COUNTERTOPS** and a new range hood fan. Onto the top floor of the home, you have 3 bedrooms and 1 full bathroom, providing space for growing families and or a home office. The basement is unfinished and awaits your creative input. Rocky Ridge is a great place to call home with the **SECOND LARGEST YMCA** in the world, fit with a waterpark, ice rinks, skatepark, and much more! Rocky Ridge Ranch Homeowners Association is one of a kind, offering a splash park, tennis courts, and a small lake for kayaking, canoeing, and rowboating. In the winter, the small lake becomes a skating rink for winter activities. This is truly a great family-oriented community fit for all ages. Call your favourite Realtor today to book a showing.