



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

**MLS # A2140293**



**\$460,000**

<b>Division:</b>	Rocky Ridge		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,354 sq.ft.	<b>Age:</b>	1999 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Lawn, Landscaped, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 513
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

**Inclusions:** 82" TV

Best townhome opportunity in Calgary! Impeccably maintained second owner townhome nestled in the sought-after community of Rocky Ridge. This south backing corner unit at the end of a tranquil cul-de-sac, boasts almost 13' ceilings and mountain views. This wonderful residence comprises 3 bedrooms, 1.5 baths, a large and sunny living area, and a single attached garage with a parking pad for extra cars. The open kitchen/eating area showcases quartz counter tops, an island, 2 pc bath, and seamless flow into the living space. The living room which includes an 82" TV impresses with its soaring cathedral ceiling, sunny south exposure, and garden door leading to the back deck and lush outdoor area with mountain views. Upstairs, the huge master bedroom offers double closets, while two additional bedrooms provide ample space for families. Finishing off the upstairs is a full 4-pc bath. The lower level is unfinished and ready for you to develop as you wish or use as a massive storage area. This remarkable home exudes meticulous care and is ready for you to move in and enjoy! Check out the U-TOUR & VIDEO.