



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

MLS # A2146157



\$739,800

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,105 sq.ft.	Age:	1997 (27 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:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: n/a

Welcome to this beautifully renovated bungalow located on a quiet street, just a short walk from playgrounds and pathways. The welcoming front porch sets the tone for this delightful home. Step inside to a bright entryway with high ceilings, leading to an open floor plan designed for contemporary living. The kitchen features shaker-style soft-close cabinets, a window above the sink, and a custom-designed island with storage and an attached dining table. This space is open to the bright living area, which boasts a slanted ceiling and a gas fireplace, overlooking the private backyard. The freshly painted deck includes a seating bench, and mature trees provide privacy and shade, creating the perfect spot for outdoor entertainment and relaxation. The spacious primary bedroom features a slanted ceiling, accommodating a king-size bed. The full en-suite bathroom and walk-in closet complete this serene retreat. A second bedroom located near the entry has access to a full bathroom, making it ideal for guests or family members. The laundry room is situated near the garage. The basement offers a large open space that includes a family room with a second gas fireplace and an area for games, exercise, or hobbies. A bedroom with a large window and walk-in closet, a full bathroom, and built-in storage complete this level. The property features a fenced dog run, and the central air conditioning ensures comfort during hot summers. This home is ideally located within walking distance to playgrounds, pathways, and the Rocky Ridge Ranch Office, providing an easy accessibility to amenities. With meticulous renovations and thoughtful design, this home is move-in ready. Bring your furniture and family to start your new life in this dream home. Don't miss the opportunity to own this exquisite bungalow. Schedule a viewing today and experience the perfect blend of

modern living and cozy charm.