



**410 Rocky Ridge Bay NW  
Calgary, Alberta**

**MLS # A2148692**



**\$800,000**

<b>Division:</b>	Rocky Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,108 sq.ft.	<b>Age:</b>	1996 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Lawn, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Jetted Tub, Pantry		

**Inclusions:** N/A

OPEN HOUSES Saturday July 20th 12-2 pm & Sunday July 21st 11 am - 1 pm. Welcome to this tastefully upgraded two-storey family home in Rocky Ridge. Upon entering, you'll be greeted by high ceilings and hardwood flooring throughout. The front living room leads into the dining area and onward to the kitchen. Renovations were completed in 2018, including a kitchen island, granite countertops, backsplash, stainless steel appliances, and a pantry. A second dining area leads into a spacious living room with a brick gas fireplace. From here, you have access to the east-facing deck overlooking a mature, private yard. Completing the main floor are an office, laundry room, and access to the double attached garage. Upstairs, you'll find a large primary bedroom with a reading nook, a spacious walk-in closet, and an ensuite bathroom with a tub and shower. Two more generously sized bedrooms and another full bathroom finish off the upper floor. The fully finished basement offers plenty of recreation space, along with another gas fireplace in the living area. Rocky Ridge is a sought-after neighborhood known for its stunning mountain views. Residents enjoy ample bike paths, walkways, parks, schools, and ravines. The community center is just a short walk away. Nearby amenities include the Shane Homes YMCA, an LRT station, and major shopping centers. Commuting is convenient with direct access to major roadways such as Stoney Trail and Crowchild Trail, facilitating easy access to downtown or the mountains. Don't miss out on this incredible home.