



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

**MLS # A2150126**



**\$695,000**

<b>Division:</b>	Rocky Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,845 sq.ft.	<b>Age:</b>	1997 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Pantry		

**Inclusions:** N/A

This inviting 4-bedroom home boasts 3.5 bathrooms and a convenient double attached garage, all complemented by a picturesque backdrop of a walking/bike path and oversized backyard. Step inside to discover a vaulted entrance leading to a spacious living room and dining area. The heart of the home awaits in the bright white kitchen, featuring elegant granite countertops, an island, corner pantry, including brand new fridge, dishwasher and microwave/hood-fan. The patio doors lead directly to the generous deck and pergola, perfect for soaking in the morning sunlight. Overlooking the kitchen is a cozy family room adorned with a gas fireplace, creating an ideal space for relaxation and entertaining. Convenience is key with a powder room located off the mudroom/laundry area. Upstairs, all three bedrooms boast charming window seats, and the bright primary bedroom is complete with 5-piece ensuite with his and hers double vanity. The lower level is fully finished and offers additional living space with a fourth bedroom, full bathroom, and an expansive open recreational area complete with a second gas fireplace. Recent updates include modern lighting, flooring and fresh paint. Enjoy the amenities of Rocky Ridge Ranch home owners association just a short stroll away, including tennis and basketball courts, a lake and splash park and community centre. Plus, with close proximity to the YMCA, schools, shopping, major transportation routes, and the LRT station, this home truly offers the best of both convenience and comfort.