



77 Rockbluff Place NW
Calgary, Alberta

MLS # A2151121



\$755,000

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,911 sq.ft.	Age:	2002 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Pantry		
Inclusions:	Kinetico Water System, Garden Shed		

Beautifully upgraded family home in Rocky Ridge. Over 2,600 Sq Ft of developed area. 4 bedrooms in total, 3 & 1/2 bathrooms. Perfect location on quiet and safe Cul-De-Sac, big backyard on pie shaped lot. Great mountain view from bedrooms. Brand new hot water tank, newer roof, fridge, toilets, faucets & lighting fixtures. Great floor plan with big windows for brightness, 3/4" hardwood on the main & upper floor. Gourmet kitchen with granite countertops, spacious island & walk in pantry. KINETICO system-water dichloridation & softening as well additional water drinking system under the sink. Spacious family room with corner fire place, dining room with patio door leading to big cedar deck. Upstairs features big master bedroom, elegant ensuite bathroom with jetted tub, custom built-in shower and heated floor, 2 good size kids' bedrooms, main bathroom and bonus room. Professionally finished basement offers a big bedroom, family room & 3pc bath with custom shower and heated floor. Close to schools, shopping, parks, LRT. Easy access to Highway 1A, Stoney Trail, New YMCA,