



**48 Rocky Ridge Heath NW
Calgary, Alberta**

MLS # A2161132



\$650,000

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,401 sq.ft.	Age:	2000 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Stone Counters, Storage, Vinyl Windows		

Inclusions: n/a

Welcome to 48 Rocky Ridge Heath NW, a beautifully upgraded and sun-filled 2-storey home nestled in a prime location just a short walk from the Rocky Ridge Ranche Centre, bus stops, and neighbourhood parks. With a West-facing backyard and a newly installed roof, this home offers everything a growing family needs. Step inside to discover a bright, open floorplan with hardwood and tile flooring—no carpets! The spacious great room, complete with a stone-faced gas fireplace and large picture window, flows seamlessly into the dining room with a bay window. The upgraded kitchen (2021) is a chef’s delight, featuring an island with a seating bar, new stainless steel appliances, ample storage, and a tiled backsplash. As you step outside, enjoy the large cedar deck (built in 2019) and a fully fenced backyard with mature trees, perfect for outdoor entertaining and soaking up the sunny West exposure. Upstairs, the home continues to impress with three generously sized bedrooms, including a West-facing master suite with a walk-in closet and a private ensuite featuring an oversized shower. The additional bedrooms share a 4-piece bathroom, which, along with the master ensuite, was updated with new sinks, faucets, and countertops. The upper floor also offers a convenient laundry room. The fully finished basement includes a recreation room, a 4th bedroom, and a full bathroom, offering ample space for family activities or guest accommodations. Additional highlights of this home include a drywalled double garage with 220V wiring, newer lighting fixtures, a furnace replaced in 2019, a hot water tank installed in 2022, and radon mitigation completed in 2023. Located on a quiet crescent of family homes, this property is just minutes from area shopping, the LRT, and the new Shane Homes YMCA, and offers quick access to both Crowchild and Stoney Trails. Don’t miss

this fantastic opportunity to make this your new family home!