



GRASSROOTS
REALTY GROUP

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614 Rocky Ridge View NW
Calgary, Alberta

MLS # A2203738



\$849,900

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,338 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped, Lawn, Pie Shaped Lot, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Vinyl Windows, Wet Bar		

Inclusions: Refrigerator in the basement wet bar, Garden Shed

What a find! Rarely do treasured homes like this come to market. Welcome to this impeccably kept home showcasing pride of ownership both inside and out. Situated on a large pie-shaped flat lot in a quiet Cul-de-Sac. Step in and prepare to be amazed with the condition of this much-loved home! The main floor is sure to impress with its grand open to below foyer and 9' ceiling throughout. It is ideal for both entertaining and day-to-day living, featuring a formal dining room, a living room with a fireplace, a gourmet kitchen with raised panel cabinetry, sleek granite countertops, and stainless steel appliances and a large mudroom/laundry room, and 2 pc bathroom. The upper floor hosts 3 spacious bedrooms, an elegant 4 pc ensuite with another full 4 pc bathroom. The basement is fully developed professionally with a recreation/entertainment room, a wet bar, a guest room, a 4 pc bathroom and storage room. You'll appreciate the updates including a high efficiency furnace, hot water tank, appliances, central air conditioning system, deck glass railings, and garage door opener. Located in a prime community of RockyRidge, this home is close to Shane Homes (Rocky Ridge) YMCA and public library, Royal Oak and Crowfoot shopping centres, movie theatres, Tuscany LRT station, bike paths and much more. Simply, a turnkey, move-in ready residence! A wonderful opportunity not to be missed. New carpet for the upper floor has been ordered and will be installed in the next couple of weeks.