



**220 Rocky Ridge Villas NW  
Calgary, Alberta**

**MLS # A2297086**

**\$714,900**



<b>Division:</b>	Rocky Ridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow-Villa		
<b>Size:</b>	1,464 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Insulated, Off Street		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	High Efficiency, Fireplace(s), Natural Gas, See Remarks	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 445
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s)		

**Inclusions:** Central Vacuum with attachments

Open House Sunday April 12th...2:00-4:00 PM...Welcome to this rare walk-out bungalow villa in the highly sought-after community of Rocky Ridge Villas. Properties in this complex seldom come to market—and when they do, they don’t last long. This south-backing home offers over 2,500 sq. ft. of developed living space, filled with natural light and designed for comfortable, easy living. Step inside to a spacious open-concept layout featuring vaulted ceilings and expansive windows that create a bright, welcoming atmosphere throughout. The main floor showcases a formal dining room with a charming bay window, perfect for hosting family gatherings. The heart of the home is the open living area, where the kitchen, breakfast nook, and living room come together seamlessly. A cozy fireplace anchors the space, while the kitchen offers a raised breakfast bar, ample cabinetry, and a convenient corner pantry. Prefer something more casual? The sunny breakfast nook opens onto a wrap-around deck—ideal for morning coffee or summer BBQs while enjoying the peaceful surroundings. The primary bedroom is generously sized and features a walk-in closet with built-ins, along with a spacious 5-piece ensuite. A versatile den with French doors sits just off the main living area—perfect for a home office or reading room—and is conveniently located near the 4-piece main bath. The fully developed walk-out basement adds incredible value, offering two additional bedrooms, a large family room, and extensive storage space—ideal for guests, hobbies, or multi-generational living. This one-owner home has been meticulously maintained over the years and features two updated furnaces for efficient, zoned heating. While some cosmetic updates could further enhance the space, the pricing reflects this

opportunity&mdash;allowing you to add your own style and value. A double attached garage plus a parking pad provides space for up to four vehicles. This complex is minutes to the YMCA, shopping, restaurants, many amenities and quick access to the mountains. PETS with Board approval. It is also a short walk to the gate leading to the Rocky Ridge Home Owners Community Association Clubhouse with a lovely park area, and a walking path. You can enjoy 50+ yoga classes, paddle board on the lake, play tennis, or even learn a new language.