



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

**MLS # A2298839**



**\$699,900**

<b>Division:</b>	Rocky Ridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow-Villa		
<b>Size:</b>	1,432 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Faces Front, On Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, 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	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

**Inclusions:** Bedroom Blind "as is", Alarm System

Located in the sought-after community of Rocky Ridge, this bungalow villa offers over 2,700 sq ft of developed living space with the ease of maintenance-free living, including lawn care and snow removal. With three bedrooms, three full bathrooms, and a double attached garage, the layout is well suited for both everyday living and hosting. The main floor opens to a spacious entry, where the dining room is conveniently situated just off the front of the home. French doors lead to the main floor office or flex room, complete with a built-in desk. From here, the layout flows naturally into the kitchen and living areas, where large windows bring in natural light and vaulted ceilings enhance the sense of space. The kitchen is thoughtfully designed with white appliances, a pantry, generous cabinetry, and a large island with seating, flowing comfortably into the living room. A gas fireplace with built-ins anchors the space, and access is provided to a balcony with a privacy wall, offering a comfortable outdoor area to enjoy a morning coffee or sit and relax while taking in the surrounding views. The primary suite is positioned to take advantage of the surrounding greenspace, with a bay window and 10-foot ceilings adding to the sense of space. It includes a well-appointed ensuite with a soaker tub, separate shower, and a walk-in closet. A four-piece bathroom and a practical mudroom with a stacked washer and dryer complete the main level. The fully developed basement expands the living space with a large recreation room featuring a second gas fireplace and a wet bar, making it ideal for entertaining or relaxing. Two additional bedrooms and another four-piece bathroom provide flexibility for guests or family members. A dedicated storage room with shelving and a workstation, along with central vacuum, adds everyday convenience. Pets are permitted with board approval, allowing for up to two. The

location offers immediate access to pathways, parks, and playgrounds, along with the amenities of the Rocky Ridge Ranch Homeowner's Association, including a lake, tennis & pickleball courts, skating rink, and splash park. Nearby shops and amenities include Calgary Co-op and Crowfoot Crossing, schools in Royal Oak, and recreation at the Shane Homes YMCA. Commuting is straightforward with access to major routes and the Tuscany LRT station, connecting to the University of Calgary, SAIT, and downtown. Additional destinations such as Market Mall, Foothills Hospital, Alberta Children's Hospital, Bowness Park, and Winsport are just a short drive away, with the mountains close at hand. Take advantage of your opportunity to see this incredible property in person, book your showing today! Be sure to check out the floor plans and 3D tour for a closer look before your visit.