



**121 Rocky Ridge Court NW  
Calgary, Alberta**

**MLS # A2302580**



**\$400,000**

<b>Division:</b>	Rocky Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,358 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Driveway, Enclosed, Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Few Trees, No Neighbours Behind, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 513
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Wood Counters		

**Inclusions:** N/A

Welcome to Rocky Ridge Court, a peaceful place to call home. Step inside 121 Rocky Ridge Court to find a clean entryway and your SINGLE CAR GARAGE. Up to the 2nd floor, you have soaring ceilings in your living room and a west-facing deck for those sunny afternoons and evenings. Onto the third floor, you have your 2-piece bathroom and kitchen/dining room. The kitchen is fitted with WOOD COUNTERTOPS and a new range hood fan. Onto the top floor of the home, you have 3 bedrooms and 1 full bathroom, providing space for growing families and or a home office. The basement is unfinished and awaits your creative input. Rocky Ridge is a great place to call home with the SECOND LARGEST YMCA in the world, fit with a waterpark, ice rinks, skatepark, and much more! Rocky Ridge Ranch Homeowners Association is one of a kind, offering a splash park, tennis courts, and a small lake for kayaking, canoeing, and rowboating. In the winter, the small lake becomes a skating rink for winter activities. This is truly a great family-oriented community fit for all ages. Call your favourite Realtor today to book a showing.