



GRASSROOTS

REALTY GROUP

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**230 Rocky Ridge Cove NW
Calgary, Alberta**

MLS # A2303867



\$775,000

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,001 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Pie Shaped Lot, See Remarks, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Storage, Walk-In Closet(s)

Inclusions: Chest Freezer and Upright Refrigerator in Basement, Ceramic Urn/Water Feature with water pump and cover, Shed, Playhouse in Yard

First time ever offered for sale! Proudly presented by its original owners, this lovingly maintained and thoughtfully upgraded home showcases true pride of ownership throughout. Tucked away on a quiet cul-de-sac and situated on a desirable pie-shaped lot, this property offers a rare setting, siding and backing directly onto a walking path, creating extra privacy and an open feel that's hard to find. Featuring over 2800 sq ft of developed space with 4 bedrooms this home is a great size for a growing family. As you step inside you're welcomed by gleaming refinished hardwood floors guiding you into the bright open concept main floor flooded with natural light from big bright windows throughout. The main floor features a large formal dining room. The renovated kitchen has custom full height espresso-stained maple cabinetry, granite counters, stainless steel appliances, tile backsplash, large island with eating bar, and super convenient walkthrough pantry leading to the back garage entrance. Adjoining the kitchen is a spacious and sunny breakfast area with oversized windows and garden door out to the massive West facing deck with built-in seating; the perfect spot to entertain or relax and watch the sunset. Adjoining living room separated by a beautiful 3-sided gas fireplace and large wall to wall picture window. Head up to the spacious primary bedroom with walk-in closet, vaulted ceiling and updated ensuite bathroom with separate air-jetted tub and shower. Good sized second and third bedrooms and another full 4-piece bathroom and an open and spacious loft area complete this well laid out upper floor. Fully finished basement expands your living space even further with huge family/rec room, large 4th bedroom (perfect for guests), a laundry room and lots of storage ideal for growing families, hobbies, or keeping life organized. Notable upgrades include

upgraded 40-year Owens Corning shingles (2020), High Efficiency Trane furnace (2021), Upgraded Blown in Insulation in Attic (2015), New Carpet (2021), New Garage Door with window panels (2025), Hardwood Floors Refinished (2018), and New Blinds (2025). All this located in the highly sought after NW neighborhood of Rocky Ridge offering the perfect balance of convenience and outdoor lifestyle. Residents enjoy access to the impressive Shane Homes YMCA, featuring world-class recreation amenities, while commuters appreciate being just minutes from the nearby C-train Station, and quick access onto Stoney Trail. The vibrant Rocky Ridge community center is a true neighborhood hub with tennis courts, parks, a wading pool, and a unique lake with seasonal activities including skating and rowing. Families will love the nearby schools, parks, and shopping, while outdoor enthusiasts will appreciate quick access out to the mountains for weekend escapes. This home shows 10/10 and is a must see!