



**114 Rocky Ridge Green NW
Calgary, Alberta**

MLS # A2304229



\$649,900

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,328 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, In Garage Electric Vehicle Charging Station(s), Insu		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape, No Back Lane, Rectangular Lot, S		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 177
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Smart Home, Storage, Vaulted Ceiling(s), Wired for Sound

Inclusions: Smart Home Nest System with camera's, Nest Smoke Detectors, Smart Switches throughout, Smart Door Lock, Smart Front Door Bell Camera, TV + Wall mount in Living Room, 220 power in Garage for Charging EV Vehicle, Garage Heater and Pergola in Backyard

Welcome to 114 Rocky Ridge Green NW — a beautifully appointed bungalow tucked away on a quiet street in the heart of Rocky Ridge, backing onto a peaceful community pathway. From the moment you step inside, this air conditioned home greets you with an abundance of natural light, soaring vaulted ceilings, and elegant lighting features that create an immediate sense of openness and comfort. The main level offers a bright, functional, and inviting layout. The spacious living room is lined with large windows that allow sunlight to flow effortlessly throughout the home. The well designed kitchen features extensive counter space, ample cabinetry, and a central island with a convenient breakfast bar. Just off the kitchen is a cozy family room overlooking the backyard, complete with a striking white rock gas fireplace—perfect for relaxing on cooler evenings. The primary bedroom is a true retreat: generously sized, filled with natural light, and enhanced by vaulted ceilings, a walk in closet, and a full 4 piece ensuite. The main floor also includes a dedicated dining room, laundry area, and a convenient half bath. The fully developed lower level expands your living space with two additional bedrooms, a den, a 4 piece bathroom, abundant storage, and a large recreation/games room featuring a second gas fireplace—ideal for family gatherings or entertaining. Additional highlights include a heated double garage with shelving and a convenient EV charger, as well as a Smart Nest system with cameras, smoke detectors, smart switches, a smart door lock, and a front doorbell camera. The backyard is designed for low maintenance enjoyment, offering a spacious deck with a pergola—perfect for outdoor dining, entertaining, or simply unwinding. Residents of Rocky Ridge enjoy exceptional community amenities, including the

renowned Shane Homes YMCA, a 284,000 sq. ft. facility featuring a water park, competition pool, running track, climbing wall, gym, library, and more. The community also offers scenic natural landscapes, the Rocky Ridge Ranch Centre with tennis and skating, and the convenience of an LRT station right within the neighbourhood. Homes on this street benefit from condo fees of \$177/month, which include snow removal, (driveway, and sidewalks to your front door plus the street) and lawn maintenance front and back cut and trimmed plus tree trimming once a year—an ideal blend of single family living with added convenience. A beautiful home in an award winning community—book your private viewing today.