



GRASSROOTS

REALTY GROUP

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**37 Rocky Ridge Gardens NW
Calgary, Alberta**

MLS # A2306110



\$664,900

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,676 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Front Yard, Garden, Landscaped, Lawn,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Pine Shake	Condo Fee:	\$ 276
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Pool table and accessories

This Cedarglen-built home is being sold by its original owners and is tucked away in a quiet part of Rocky Ridge, far from any road noise. From the moment you arrive, it's clear the home has been well cared for. With an impressive 3,200 sq ft of living space, this home is ideal for families, those looking to downsize, or anyone seeking single-level living with a touch of elegance - this home truly has it all. A large entrance and foyer welcome you inside, immediately setting the stage for the warmth and quality throughout the home. The main floor is bright and open, offering 1,676 sq ft of beautifully finished living space featuring soaring 9-foot ceilings, rich hardwood floors, and oversized windows that flood every room with natural light. The living room centers around a cozy gas fireplace, while the kitchen impresses with vintage solid oak cabinetry, Corian counters, an updated backsplash, glass cooktop, and garburator (2016). The oversized breakfast nook perfect for morning coffee or family gatherings. All appliances were replaced in 2017. The primary bedroom features a private 5pc ensuite with a jetted tub and a large walk-in closet. The second bedroom is flexible for guests or as a home office and is conveniently situated adjacent to a second full bathroom. Both the main bathrooms and the main-floor laundry room feature upgraded flooring for a polished finish. The attached double garage is fully drywalled and includes a workbench, built-in cabinets, and new door springs. There is parking for up to four vehicles, which is great for hobbyists or car lovers. The basement was developed by the builder. Oversized basement windows keep the space bright and inviting, and the layout includes a versatile office or third bedroom, a 3-piece bathroom, a dedicated wine-and-beer-making room with a sink and wine rack, and generous shelving throughout the storage area. Major

systems have been well-maintained. Both furnaces are serviced regularly, and the roof shingles are professionally cared for by Shake Pro, with a 5-year guarantee each time. The monthly condo fee covers lawn care, snow removal, grounds maintenance, and management, making this a true lock-and-leave home. This home sits on a large lot with a fully fenced backyard and an underground sprinkler system. Living in Rocky Ridge gives you exclusive access to the Rocky Ridge Ranch Community Centre, which has a splash pool, tennis courts, and a playground. You are only minutes from walking and cycling paths, the Tuscany LRT station, Co-op, Royal Oak shopping, the YMCA, and local churches. This is a rare chance to own a well-cared-for home where everything is ready for you. Don't miss out.