



GRASSROOTS

REALTY GROUP

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

MLS # A2306917



\$850,000

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,377 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Creek/River/Stream/Pond, Front Yard, Landscaped, Waterfront		

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

Features: Bar, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: TV Stand in Basement, Hot Tub, Freezer, Refrigerator in Basement, Cabinet in Ensuite, Storage Shed, Garage Door Opener, Garage Shelving

Welcome to this beautifully updated home in the sought-after community of Rocky Ridge, ideally located close to the YMCA, shopping, restaurants, and all the amenities that make this area so desirable. Backing onto a serene glacial pond, walking trails, and mature trees, this property offers a rare blend of privacy and natural beauty right in the city. Extensively renovated, this home features a stunning new kitchen with a two-tone design, waterfall island, quartz countertops, granite composite sink, white tile backsplash, and upgraded LG appliances including a natural gas stove. Thoughtful details like under-cabinet lighting and a built-in microwave in the island add both style and function. The main level showcases wide plank laminate flooring, updated lighting throughout, and a refreshed fireplace feature wall. Step outside to enjoy the brand new upper deck with Duradek finishing, plus a lower stone patio and hot tub—perfect for relaxing or entertaining while taking in the peaceful pond views. You’ll find modern fixtures and a beautifully updated primary retreat complete with a feature wall, walk-in closet, and a spa-inspired ensuite featuring a large glass and tile shower, dual sinks with quartz countertops, and elegant gold fixtures. The fully developed basement adds incredible value with new carpet, a wet bar, wine fridge, hand-crafted bar and shelving, a spacious bedroom with a large egress window and walk-in closet, a renovated bathroom, and massive storage space. Unique touches like the antique wood TV stand and custom bar pieces add character and warmth. Additional upgrades include a new high-efficiency furnace and water tank, humidifier, new baseboards, pot lights, updated laundry area with built-ins, full replacement of Poly-B plumbing, and a brand new front storm door. The roof was also replaced in 2018. Complete with a double attached

garage with workbench, this home truly has it all, modern updates, thoughtful details, and an unbeatable location backing onto nature. The seller is open to selling their furniture.