



**122 Rocky Ridge Villas NW  
Calgary, Alberta**

**MLS # A2308176**



**\$650,000**

<b>Division:</b>	Rocky Ridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,507 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 445
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Open Floorplan, Vaulted Ceiling(s), Wet Bar		

**Inclusions:** Hoodfan, Garage Opener with Remote Controls

Tucked into a quiet pocket of Rocky Ridge, this bungalow villa offers the ease of condo living - lawn care and snow removal handled for you. Inside, vaulted ceilings and bright, neutral interiors set an open, airy tone. A bow window anchors the front flex room, ready to serve as a formal dining room, home office, or quiet sitting area, while a secondary main-floor bedroom or flex space and a full bathroom add everyday versatility. The mudroom with laundry leads directly to the attached double garage. At the centre of the home, a white kitchen with tiered island opens to a sunny dining nook that flows out to the back deck - an inviting spot for morning coffee beneath the canopy of mature trees. The adjoining family room feels generously proportioned, with a fireplace flanked by windows that frame the greenery beyond. The primary bedroom offers a walk-in closet and a four-piece ensuite with jetted tub and separate shower. Downstairs, the walkout level expands the living space considerably. A spacious rec room is warmed by a second fireplace and grounded by oak built-ins on either side, with a wet bar tucked nearby and direct access to the backyard. Another bedroom and full bathroom provide comfortable accommodation for guests or extended family, and a substantial unfinished area awaits - generous storage today or further development tomorrow. Outside, mature trees offer welcome privacy at both ground level and from the upper deck. Beyond the home itself, living here includes Rocky Ridge Ranch Homeowners Association amenities - a private lake, tennis and pickleball courts, skating rink, and splash park - plus pathways, parks, and playgrounds just steps away. Pets are permitted with board approval (up to two). First-time to market from the original owner, and ready for its next chapter.