



GRASSROOTS

REALTY GROUP

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**10514 Rockledge Street NW
Calgary, Alberta**

MLS # A2309983

\$765,000



Division:	Rocky Ridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,733 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Landscaped, Rectangular Lot		

Heating: Forced Air

Floors: Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: None

Welcome to this beautifully maintained home with MOUNTAIN VIEW!! Offering over 2,200 sq. ft. of fully developed living space, this property provides ample room to suit all your lifestyle needs. Upon entry, you're greeted by sleek Brazilian slate tile flooring that flows throughout the main level, creating an elegant ambiance. The open-concept design showcases a bright and inviting living room highlighted by soaring 9-foot ceilings, a cozy fireplace, and a large window that fills the space with natural light. The kitchen is both functional and welcoming, featuring a breakfast bar, abundant cabinetry, a pantry, and a sunny eat-in nook with access to a large deck, perfect for relaxing or entertaining. The main level also includes a convenient 2-piece bathroom and laundry room, ensuring comfort and functionality for the entire family. Upstairs, the spacious primary suite boasts soaring 9-11 feet ceilings, a walk-in closet, and a 4-piece ensuite. You'll also find a large vaulted bonus room, two additional bedrooms, and another 4-piece bathroom. Durable Canadian maple hardwood flooring extends throughout the entire upper level. Enjoy panoramic sunset and mountain views from the upper-level balcony, complete with a gas line for a BBQ or patio heater. The basement was fully finished in 2023, with rough-in for wet bar and washer, expands your living space with a generous bedroom, a 3-piece bathroom, and a versatile flex room ideal for hobbies, games, or entertaining. Outside, the beautifully landscaped backyard with tall fencing and fruit trees creates the perfect setting for relaxing or hosting guests. With a double attached garage and thoughtful updates throughout, including painted drywall, a newly built-in workbench, and a large utility sink—this home delivers comfort and functionality in every season. The house was renovated years ago. Recent

upgrades include a NEWER hot water tank, NEW appliances, a NEW paver walkway, and FRESH paint. This property enjoys an excellent location close to Co-op, the YMCA, and the Rocky Ridge Ranch Community Centre. Quick access to major routes such as Crowchild Trail, Stoney Trail and Country Hills Boulevard makes commuting easy and convenient. Don't miss this opportunity—book your private showing today!