



270 Rocky Ridge Court NW
Calgary, Alberta

MLS # A2315056



\$419,900

Division:	Rocky Ridge		
Type:	Residential/Four Plex		
Style:	4 Level Split		
Size:	1,450 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Front Drive, Garage Door Opener, Guest, Single Garage		
Lot Size:	-		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, No Back Lane, Treed		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 464
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: Deep freezer, electric fireplace

Welcome to this bright, beautifully maintained 4-level split townhouse offering the perfect blend of space, style, and functionality. Featuring soaring high ceilings and a thoughtfully designed layout, this fully finished home offers 3 spacious bedrooms and 3 bathrooms, ideal for families, professionals, or anyone seeking comfortable modern living. The open-concept main living area is filled with natural light, creating a warm and inviting atmosphere throughout. The well-appointed kitchen flows seamlessly into the dining and living spaces, making it perfect for both everyday living and entertaining. Multiple living areas across the four levels provide flexibility for a family room, home office, gym, or guest space. Upstairs, the generous bedrooms offer comfort and privacy, while the fully finished lower levels add valuable additional living space to suit your lifestyle needs. Pride of ownership is evident throughout this move-in-ready home. Located in the sought-after family-friendly community of Rocky Ridge, residents enjoy access to excellent schools, beautiful parks, walking paths, a community centre, splash pool, and all nearby amenities including shopping, dining, and recreation as well as a new daycare facility for working families. Great access to Stoney Trail, the YMCA, Country Hills Crossing and Crowfoot shopping.