



**88 Rockledge Crescent NW  
Calgary, Alberta**

**MLS # A2315361**

**\$680,888**



<b>Division:</b>	Rocky Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,711 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, Open Floorplan		

**Inclusions:** none

Welcome to this beautifully maintained family home in the highly desirable community of Rocky Ridge. Situated on a generous lot with a west-facing front exposure and an east-facing backyard, this home offers an ideal balance of natural light, comfortable living spaces, and everyday functionality. The inviting main floor welcomes you with a bright open-concept design, where the living room, dining area, and kitchen flow seamlessly together to create the perfect setting for both family living and entertaining. Large windows fill the home with natural light throughout the day, while a convenient main-floor powder room adds practicality for guests and daily use. The front-attached double garage provides added convenience, especially during Calgary's winter months, along with ample space for vehicles and storage. Upstairs, a spacious bonus room offers flexible living space that can easily serve as a family room, media area, home office, or children's playroom. The primary bedroom provides a comfortable retreat complete with a private 4-piece ensuite, while two additional bedrooms and a full bathroom accommodate family and guests with ease. The fully developed basement extends the home's functionality with a large recreation and entertainment area, ideal for movie nights, games, fitness equipment, or a variety of family activities. Recent improvements include fresh interior paint and a newer furnace, providing added comfort and peace of mind for years to come. Step outside to enjoy the east-facing backyard, an ideal setting for morning coffee and outdoor relaxation. Residents of Rocky Ridge enjoy access to outstanding community amenities, including parks, playgrounds, walking pathways, sports courts, and the Rocky Ridge Ranch community centre with year-round recreational opportunities. Conveniently located close to schools, shopping, transit, and major

roadways, this move-in-ready home presents an exceptional opportunity to enjoy one of Northwest Calgary's most sought-after family communities. Whether you're looking for additional space for a growing family or simply seeking a welcoming home in an established neighborhood, this property is ready to welcome its next owners. Come experience everything Rocky Ridge has to offer.