



GRASSROOTS
REALTY GROUP

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258 Rocky Ridge Court NW
Calgary, Alberta

MLS # A2318440



\$409,900

Division:	Rocky Ridge		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,364 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 431
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Pantry		
Inclusions:	None		

This is an excellent opportunity to own this well maintained home in a beautiful community of Rocky Ridge. Located in a short distance to schools, Public and Catholic with both has Elem. and Junior High. This home has 3 bedrooms, 2 bathrooms, large cozy living/family room with fireplace, high ceilings, large windows, patio door leading to a good size balcony/deck, perfect for barbequing or just enjoy and relax. You'll find the kitchen with European Style cabinetry, an island and stainless appliances. This community is perfect to nature lovers. If you enjoy walking ,cycling or outdoors this is great choice for you. Close to Bus stop.