



**1, 15 Rocky Ridge Gate NW  
Calgary, Alberta**

**MLS # A2321069**



**\$449,900**

<b>Division:</b>	Rocky Ridge		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,141 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, No Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 682
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, No Animal Home, No Smoking Home, Storage		

**Inclusions:** N/A

WOW- \$50K price REDUCTION. EXCELLENT VALUE!!! Large BI-LEVEL townhouse, fully finished with over 2100ft2 developed. This END UNIT has 2 bedrooms up, 2 down and 3 FULL BATHS(one is the ensuite) and DOUBLE ATTACHED GARAGE with direct access to the back entrance. This townhouse has a secluded deck off the dining area, that backs SOUTH directly onto a grove of trees, creating a park like feel. The main floor has had laminate floors installed a few years ago, making it easy to keep clean. Large kitchen with lots of counter space and window looking to the treed area behind. A small island/eating bar is convenient for everyday use or extra seating when entertaining. Big living room with a large window allowing maximum daylight into the main level. The primary bedroom also has a window facing the grove of trees, great space for furniture placement. You'll enjoy the his/her closet and the 4 piece ensuite, which features a newer WALK IN TUB, that's HEAVENLY!! The second bedroom can function really well as an office or bedroom with the full main bath directly across the hall. The one eating area dining room is large enough for a massive table for all your entertaining requirements. The MAIN FLOOR LAUNDRY is in the back hallway leading to the garage. Head downstairs to the fully finished basement with an extra large recreation room, 2 big bedrooms, a 3 piece bath, utility room and a separate unfinished space, perfect for a small workshop. This area is closed off with a door. SUPERB VALUE FOR A UNIQUE HOME!!