



**GRASSROOTS**

REALTY GROUP

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**43 Rockmont Court NW  
Calgary, Alberta**

**MLS # A2327705**



**\$659,000**

<b>Division:</b>	Rocky Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,594 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Lawn, Many Trees		

<b>Heating:</b>	High Efficiency, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<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-CG
<b>Foundation:</b>	Poured Concrete, Preserved Wood	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Pantry, Vinyl Windows		

**Inclusions:** None

"" OPEN HOUSE: SUNDAY, JULY 12, 1:00 - 4:00 PM "" &rdquo;Looking for exceptional value in this crazy market? This is it...ideally located on a quiet cul-de-sac, this home comes with attached double garage, a sunny west facing yard, and backs onto a green space ravine and pathway. Immaculately maintained inside and out, this home is move in ready! From the main floor living area with a gas fireplace, you can enjoy access to the balcony with views of the landscaped yard, green space, and mountains. The well planned upper level includes the laundry area and central bonus room, offering separation between the primary bedroom and the other 2 upper bedrooms. The bonus room makes a great home office or play space for the kids. The primary bedroom is complete with a 4 piece ensuite (including oversized tub), walk-in closet, and breathtaking mountain views. The basement is a fully developed walkout with a half bathroom, a huge recreation space, a second cozy gas fireplace, access to the patio and yard, PLUS a finished &ldquo;Harry Potter&rdquo; bonus room beneath the stairs for the kids! The owners say: &ldquo;We have loved living here because it gives the best of both worlds: a quiet connection to nature and total convenience. Many days come with mountain views and stunning sunsets, and on clear nights, you can even watch the northern lights right from bed. Wildlife like moose and deer often pass through the nearby ravine, and the neighborhood itself is full of trees, wildflowers, ponds, and walking and cycling trails. There&rsquo;s also an active community centre nearby with its own small lake and plenty of events. The home itself is a peaceful place to unwind, and the yard is private, quiet, and easy to care for. It&rsquo;s set on a calm street with friendly, helpful neighbors, and even though it shares a wall, soundproofing is

excellent. On top of that, the location is incredibly convenient: 2 minutes to the Co-op and neighborhood shopping centre; 4 minutes to the Shane Homes YMCA; 4 minutes to Crowchild Trail for easy commuting; and 6 minutes to the Royal Oak shopping center and business district. This home is simply a comfortable, easy place to live with nature right on your doorstep, and everything you need just a few minutes away.&rdquo;