



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

215 Rocky Ridge Villas NW
Calgary, Alberta

MLS # A2329725

\$675,900



No Photo Available

Division:	Rocky Ridge		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,515 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces F		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Fruit Trees/Shrub(s), Lawn, No B		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 444
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Central Vacuum, French Door, High Ceilings, Open Floorplan, Pantry, Solar Tube(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	Refrigerator in utility room		

OPEN HOUSE Sat Aug 1, 1-3pm. Looking to downsize without compromise? Welcome to this beautifully maintained 3-bedroom, 3-bathroom bungalow in the highly sought-after Villas of Rocky Ridge Ranch. Enjoy its maintenance-free lifestyle in this well-managed community offering lawn care, snow removal, beautifully manicured grounds, and a welcoming neighbourhood atmosphere. With 1515sf on the main level and an additional 1330sf. of professionally finished living space below, this home provides exceptional space for those looking to simplify without sacrificing comfort. The spacious living room is centered around a cozy gas fireplace with a classic mantel, framed by windows on three sides that fill the space with natural light. It's the perfect setting for entertaining family and friends or enjoying a quiet evening at home. The well-appointed kitchen offers abundant cabinetry, newer appliances, a pantry, and a breakfast bar island. Adjacent to the kitchen is a flexible dining area, while a second dining space off the living room provides the option of a formal dining room or a sunny breakfast nook. The main floor features a generous primary suite with a walk-through closet and 4-piece ensuite, along with a second bedroom (currently being used as an office) and full bathroom. A convenient laundry/mudroom is located just inside the entrance from the attached garage. The fully finished lower level expands your living space with a large family/recreation room featuring a wet bar, second gas fireplace, an additional bedroom with a walk-in closet, a 4-piece bathroom, and an oversized flex room ideal for hobbies, crafts, a home gym, music room, media room, or office. A double attached garage and central air conditioning add to the home's comfort and convenience. Outside, relax on the large, private rear deck - perfect for morning coffee or evening cocktails or that BBQ. Pets

are welcome with Board approval (maximum of two dogs and/or cats). Situated on a quiet cul-de-sac, this home enjoys a peaceful setting with mature trees, beautifully landscaped grounds, and green space behind. The Rocky Ridge Ranch Homeowners Association clubhouse, park, tennis and pickleball courts, and walking path are through the gate on this property. You'll also appreciate the convenient access to Calgary Co-op, Crowfoot Crossing, Royal Oak Centre, the Shane Homes YMCA, Rocky Ridge LRT Station, Stoney Trail, Crowchild Trail, and the Trans-Canada Highway. Don't forget to check out the 3D tour!