



GRASSROOTS
REALTY GROUP

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19 Rocky Ridge Villas NW
Calgary, Alberta

MLS # A2333325



\$739,000

Division:	Rocky Ridge		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,424 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Garage Door Opener		
Lot Size:	0.01 Acre		
Lot Feat:	Landscaped, Many Trees, Open Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 445
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s)		

Inclusions: N/A

OPEN HOUSE Sat Aug 1, 1-3pm. Welcome to this beautifully maintained bungalow villa in the highly sought-after community of Rocky Ridge, offering over 2,144 sq. ft. of thoughtfully developed living space and the ease of maintenance-free living, with lawn care and snow removal included. Upon entry, you'll be welcomed by an elegant formal dining room featuring beautiful bay windows that fill the space with natural light, creating the perfect setting for family dinners or entertaining guests. Just beyond, French doors open to a versatile office that can easily be used as a second bedroom on the main level, offering flexibility to suit your lifestyle. The heart of the home is the bright, open-concept living area, where soaring vaulted ceilings and large windows create an inviting atmosphere. A cozy gas fireplace serves as the focal point of the living room, making it the perfect place to relax or gather with family and friends. The well-appointed kitchen features quartz countertops, ample cabinetry, a pantry, and a large island with seating, providing both style and functionality. Step outside onto the private deck to enjoy your morning coffee or unwind while taking in the peaceful surroundings. The spacious primary bedroom is a relaxing retreat, complete with a walk-in closet and a private 3-piece ensuite featuring a spacious walk-in shower. A second full bathroom and a convenient main-floor laundry area complete the main level. The fully finished lower level expands your living space with a large recreation room featuring a second gas fireplace and a wet bar, making it ideal for entertaining, movie nights, or relaxing. An additional bedroom, a full bathroom, and generous storage space provide plenty of room for guests, hobbies, or everyday living. A double attached garage adds everyday convenience, while the maintenance-free lifestyle allows you to spend more time enjoying everything this

exceptional community has to offer. Residents of Rocky Ridge Ranch enjoy outstanding amenities, including a private lake, tennis and pickleball courts, a skating rink, splash park, walking paths, playgrounds, and a clubhouse. Shopping, restaurants, schools, the Shane Homes YMCA, Tuscany LRT Station, and major roadways are all just minutes away, providing easy access to downtown Calgary and the mountains for weekend getaways. This exceptional bungalow villa offers the perfect combination of comfort, space, and convenience in one of northwest Calgary's most desirable communities. Don't miss your opportunity to make this beautiful home yours—book your private showing today!