



GRASSROOTS
REALTY GROUP

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19 Rockmont Court NW
Calgary, Alberta

MLS # A2335201



\$774,900

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,380 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Landscaped, Rectangular Lot		

Heating:	In Floor Roughed-In, Forced Air	Water:	-
Floors:	Carpet, Concrete, Hardwood, Slate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	TV brackets		

Step into this bright and inviting custom bungalow, where clean updates and a thoughtful layout immediately welcome you home. Tucked away in one of Rocky Ridge's quietest cul-de-sacs, this property combines warmth, space, and functionality right from the moment you cross the threshold. The main level is filled with natural light and freshly painted, highlighted by high vaulted ceilings, an overhead skylight, and large windows fitted with brand-new custom window coverings. At the heart of the home, the refreshed kitchen boasts crisp new paint, new appliances, and updated quartz countertops complete with a stylish matching backsplash. A spacious central island serves as an easy gathering spot for casual meals, morning coffee, or prepping dinner while staying connected with guests. The open layout flows seamlessly into a comfortable living room anchored by a cozy gas fireplace, perfect for chilly Calgary evenings. The main-floor primary bedroom feels like a private haven, featuring two closets (one walk-in) and a well-appointed 4-piece ensuite bath with soaker tub. A flexible second room on this level works exceptionally well as a quiet home office or guest room. Completing the main floor is a convenient powder room and a dedicated laundry area equipped with a new LG dryer installed in 2024. Downstairs, the fully finished basement significantly expands your living area. With plenty of room for a media center, game space, and home gym, the lower level is anchored by custom stamped-concrete flooring that includes a rough-in for cozy radiant in-floor heating. Two additional oversized bedrooms and a second 4-piece bathroom give family members or visitors their own quiet space, while a large storage room with built-in shelving keeps everything organized. Outside, the home sits on a generous corner lot framed by mature trees and healthy gardens. The

fully fenced backyard with wooden pergola—creates a private outdoor retreat for summer barbecues or relaxing evenings. With fresh paint throughout, central AC, roof shingles replaced in 2018, a hot water tank from 2022, and recently cleaned furnace, ducts, and carpets, every detail is done. This property is completely move-in ready and waiting for you. Ideally located minutes from the LRT, Rocky Ridge Community centre (including tennis courts, paddle boats, community centre & more), YMCA, shopping and the ring road leading you to the Rocky Mountains. Welcome Home!