



GRASSROOTS
REALTY GROUP

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116 Rocklyedge Crescent NW
Calgary, Alberta

MLS # A2338899



\$675,000

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,099 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Cul-De-Sac, Interior Lot, Irregular Lot, Landscaped, No Back Lane, Pie Shape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		

Inclusions: N/A

A unique Property and a comparable property are hard to find. Welcome to 116 Rocklyedge Crescent NW, a thoughtfully designed reverse walkout bungalow in the highly desirable community of Rocky Ridge, offering approximately 2,100 sq. ft. of total developed living space. The main floor provides approximately 1,099 sq. ft. above grade and features a spacious living room, a functional kitchen with pantry, a dedicated dining area, two bedrooms, and a full 4-piece bathroom. The generous primary bedroom also includes a walk-in closet. The main-floor living room opens onto a private balcony where you can relax and enjoy gorgeous mountain views, adding a beautiful outdoor extension to the living space and making it an ideal spot for morning coffee or evening sunsets. The developed lower level adds excellent versatility with a third bedroom, another 4-piece bathroom, laundry/utility area, storage, and an impressive recreation room perfect for large gatherings, making this level ideal for a family room, entertainment space, home office, or extended-family living. With a bedroom, full bathroom, large recreation area, and functional lower-level layout, the basement also offers excellent potential for future conversion into a legal secondary suite, subject to City of Calgary approval and all applicable requirements. This could provide an attractive opportunity for rental income or create a comfortable, more private living arrangement for elderly parents or extended family.? The home also includes a double-car attached garage?. Offering 3 bedrooms, 2 full bathrooms, approximately 2,100 sq. ft. of developed living space, a reverse-walkout design, mountain views, and excellent future potential, this Rocky Ridge home combines space, flexibility, and functionality in a sought-after northwest Calgary location. Call today to book a private viewing.

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