



GRASSROOTS
REALTY GROUP

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223 Rocky Ridge Close NW
Calgary, Alberta

MLS # A2342821



\$600,000

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,369 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)		

Inclusions: Washer (as is)

Welcome home to this beautifully maintained four-bedroom bi-level, ideally situated on a quiet street just steps from parks and the community center. A dramatic vaulted entry sets the tone, leading into a main floor finished with rich maple hardwood and ceramic tile flooring, complemented by rounded corners and smooth knockdown ceilings throughout. The inviting main-floor family room features a charming built-in window seat with bookshelves — perfect for quiet reading or relaxing evenings — while the adjoining dining area offers a convenient cantilever, ideal for a hutch or side table. The well-appointed kitchen boasts ample counter space and a handy message/homework station, making it as functional as it is welcoming. A new, oversized kitchen window fills the space with natural light. Upstairs, the spacious primary bedroom impresses with a spa-inspired ensuite and a large walk-in closet, while an additional bedroom and full bathroom complete the main level. Downstairs, two more generously sized bedrooms and abundant storage make this home a wonderful fit for families with older children who value their own space. The professionally finished lower level also features a spacious family room centered around a striking stone fireplace, plus a versatile den and full bathroom. Step outside to the upper patio, overlooking a fabulous south-facing backyard with additional storage tucked beneath the deck. Thoughtful updates provide peace of mind, including a new roof (2012), new windows in the primary bedroom, upgraded attic insulation, and a new hot water tank (2015). This move-in-ready home offers space, comfort, and thoughtful updates throughout — a must-see for families ready to settle into a wonderful neighborhood.

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