



GRASSROOTS
REALTY GROUP

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54 Rockyledge Rise NW
Calgary, Alberta

MLS # A2345263



\$720,000

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,966 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Fruit Trees/Shrub(s),		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Storage, Track Lighting, Vinyl Windows		
Inclusions:	None.		

OPEN HOUSE SAT OCT 3, 2 to 4 PM. Welcome to 54 Rockyledge Rise NW, a beautifully kept two storey home in the heart of Rocky Ridge. This 4 bedroom, 2.5 bathroom home is built for a family who wants space to grow, mountain views, and a location that puts pathways and parks right outside the door. Step inside to warm hardwood floors and a bright, open layout. The kitchen is the heart of the home, with quartz countertops, stainless steel appliances, a gas range, and a large island that's perfect for gathering. The dining area opens right onto the back deck, so summer nights outside are easy. The living room centres around a cozy corner, two sided gas fireplace with custom built-in bookshelves. Step outside to your own front deck off the living room, facing west, ideal for watching the sunset over the mountains. Upstairs you'll find three bedrooms, including a primary retreat with big windows framing the mountains and a spa-like 5 piece ensuite complete with a soaker tub and separate shower. Downstairs, you'll find a private guest bedroom just off the garage entry, ideal for visitors or a teenager who wants their own space, along with a spacious storage and utility area, perfect for keeping the rest of the home clutter free. Out back, the extended deck and mature trees give you a private backyard that feels like your own escape, right in the city. Rocky Ridge is known for its pathways, parks, and easy access to the mountains, everything a family needs to thrive. Book your private showing today.