



GRASSROOTS
REALTY GROUP

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48 Rockywood Circle NW
Calgary, Alberta

MLS # A2345680



\$789,000

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,540 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar		
Inclusions:	Shed		

Welcome to this beautifully updated bungalow, perfectly positioned on a spacious corner lot in one of Rocky Ridge's most peaceful and desirable enclaves. Surrounded by impeccably maintained landscaping, mature trees, and a stunning perennial garden, this home offers exceptional curb appeal and a tranquil setting just moments from parks, pathways, and everyday amenities. Step inside to a bright, open-concept floor plan where soaring vaulted ceilings in the foyer create an impressive first impression. Fresh interior paint and an abundance of natural light enhance the spacious living and dining areas, designed for both comfortable everyday living and effortless entertaining. At the heart of the home, the beautifully refreshed kitchen features newly painted cabinetry, new stone on the island and granite countertops. A convenient walk-through pantry connects directly to the mudroom, side entrance, and attached double garage for everyday practicality. The main floor also offers a dedicated home office. The private primary retreat features a walk-in closet and a spacious ensuite complete with dual vanities, a relaxing soaker tub, and a separate shower. The fully finished lower level continues to impress with two additional bedrooms that provide excellent flexibility for family, guests, or hobbies, renovated bathroom, and generous additional recreation space to suit your lifestyle. There is an additional hobby or storage room behind the wet bar. Outside, the west-facing backyard with great south exposure is a true private oasis. Thoughtfully upgraded with a new fence, lower deck, privacy screen, retractable awning, irrigation system, and storage shed, it offers the perfect place to enjoy sunny afternoons, entertain friends, or simply relax while surrounded by beautifully established gardens. Additional upgrades/features include a new garage door and opener,

central vacuum system, furnace replaced in 2020, electronic air cleaner, ultraviolet air purification system, and numerous thoughtful improvements that provide exceptional comfort and peace of mind. Ideally located across from baseball fields in a quiet, exclusive pocket of Rocky Ridge, you'll enjoy easy access to scenic walking paths, Bearspaw Golf Club, the Shane Homes YMCA, Co-op, shopping, schools, and major commuter routes. Combining timeless bungalow living with extensive updates and an unbeatable location, this is a rare opportunity to own a truly move-in-ready home.