



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

44 Rocky Ridge Close NW
Calgary, Alberta

MLS # A2351398



\$819,000

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,845 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, See Remarks		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, See Remarks		

Inclusions: basement fridge, hood fan, washer/dryer

This well-maintained home features fresh paint throughout, new premium laminate flooring upstairs, and professional cleaning, including air ducts. The main floor offers hardwood flooring, a granite kitchen with a large island and corner pantry, a spacious breakfast nook, and a cozy gas fireplace. Upstairs features a spacious bonus room that can also serve as a bedroom, two additional bedrooms, and a primary retreat with Rocky Mountain views and a spa-inspired ensuite. The fully finished walkout basement includes a bedroom, office, kitchenette, bar area, full bathroom, and in-floor heating. Enjoy the maintenance-free composite deck with retractable awning and professionally landscaped, fenced backyard. Recent upgrades include a roof replaced in 2020. Conveniently located near the YMCA, shopping, golf courses, parks, and mountain access. A fantastic move-in-ready home in a desirable community!