

**26 Rocky Ridge Heights NW  
Calgary, Alberta**

**MLS # A2243425**



# \$744,900

<b>Division:</b>	Rocky Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,891 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Insulated, Interlocking Driveway, Multiple Driveways		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	20-25-2-W5
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Storage		

**Inclusions:** none

Welcome to this 2-storey, 3-bedroom, 3.5 bathroom, fully finished basement, and double attached garage in desirable Rocky Ridge community. Recent upgrades include a new hot water tank, new carpets, and newer roof. Full interior of house and decks newly painted. Step into the entrance hall with an office/formal living room close to the front door. The rest of the main floor include a spacious kitchen, with granite tops, which can also accommodate a breakfast nook, tile flooring, stainless-steel appliances, and corner pantry. Connected to the kitchen is an open family room with laminated flooring. A 2-piece bathroom close the office/formal living room completes this level. Step out of the kitchen onto a newly painted deck towards a nice-size fenced backyard with matured landscaping, with a storage shed. Ascend to the top floor to find a bonus room with vaulted ceilings and large windows with a gas fireplace. Plush new carpets, the main bedroom with 4-piece ensuite bathroom with separate shower, 2 additional bedrooms, and 4-piece second bathroom complete this level. The basement is fully developed and consists of an open area that can be used as a games room, office, or changed to a 4th bedroom. Also on this level, a 3-piece bathroom, laundry room, and storage room connected to the utilities room. Double attached insulated garage with work bench and shelving. House is in a quiet street close to an abundance of green space and walking and bike paths, LRT, shopping, parks, schools, Rocky Ridge Community Centre, and YMCA. This property is priced at an exceptional value and ready to move in. Don't miss this perfect family home! Schedule your showing now!