



# 117 Rocky Ridge Landing Calgary Alberta

\$749,800

Welcome to this beautifully renovated bungalow located on a quiet street, just a short walk from playgrounds and pathways. The welcoming front porch sets the tone for this delightful home. Step inside to a bright entryway with high ceilings, leading to an open floor plan designed for contemporary living. The kitchen features shaker-style soft-close cabinets, a window above the sink, and a custom-designed island with storage and an attached dining table. This space is open to the bright living area, which boasts a slanted ceiling and a gas fireplace, overlooking the private backyard. The freshly painted deck includes a seating bench, and mature trees provide privacy and shade, creating the perfect spot for outdoor entertainment and relaxation. The spacious primary bedroom features a slanted ceiling, accommodating a king-size bed. The full en-suite bathroom and walk-in closet complete this serene retreat. A second bedroom located near the entry has access to a full bathroom, making it ideal for guests or family members. The laundry room is situated near the garage. The basement offers a large open space that includes a family room with a second gas fireplace and an area for games, exercise, or hobbies. A bedroom with a large window and walk-in closet, a full bathroom, and built-in storage complete this level. The property features a fenced dog run, and the central air conditioning ensures comfort during hot summers. This home is ideally located within walking distance to playgrounds, pathways, and the Rocky Ridge Ranch Office, providing an easy accessibility to amenities. With meticulous renovations and thoughtful design, this home is move-in ready. Bring your furniture and family to start your new life in this dream home. Don't miss the opportunity to own this exquisite bungalow. Schedule a viewing today and experience the perfect blend of modern living and cozy cha...

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**Mirror**

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Recreational, Games room 11.84 M x 5.61 M

Bedroom 3.76 M x 2.87 M

Other 2.13 M x 1.52 M

4pc Bathroom 2.39 M x 1.70 M

Kitchen 4.98 M x 3.51 M

Living room 4.72 M x 3.94 M

Laundry room 2.06 M x 1.80 M

4pc Bathroom 2.72 M x 1.50 M

Primary Bedroom 4.04 M x 3.35 M

3pc Bathroom 2.72 M x 1.60 M

Other 2.72 M x 1.24 M

Bedroom 3.89 M x 2.72 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.