



# 169 ROCKBLUFF Close Calgary Alberta

\$775,000

\*\*\* ORIGINAL \*\*\* ONE OWNER HOME IN PRISTINE LIKE NEW CONDITION! SPACIOUS 2,247 SF TWO STOREY HOME WITH FULL WALKOUT LOWER LEVEL IDEAL FOR FUTURE DEVELOPMENT POTENTIAL. PRIME LOCATION OFFERS EASY ACCESS TO CROWCHILD TRAIL AND LRT STATION. LARGE FOYER WITH VAULTED CEILINGS AND IRON RAILINGS TO UPPER LEVEL WITH 3 LARGE BEDROOMS, 5 PIECE ENSUITE, BONUS ROOM WITH GAS FIREPLACE AND CEILING FAN. SPCIOUS MAIN FLOOR GREAT ROOM WITH GAS FIREPLACE AND CEILING FAN. HUGE COUNTRY KITCHEN WITH MASSIVE WALK-IN PANTRY, BREAKFAST BAR, UNDER COUNTER LIGHTING AND GRANITE COUNTERS. LARGE MAINTENANCE FREE BALCONY OFF DINING ROOM HAS PHANTOM SCREEN DOOR AND GLASS RAILINGS. PRIVATE FENCED MAINTENANCE FREE SOUTH FACING BACK YARD, COVERED PATIO WITH INERLOCKING BRICK FLOORING. HOME OFFERS MANY NICE FEATURES LIKE ROUNDED WALL CORNERS, CENTRAL AIR, GRANITE COUNTER TOPS IN ALL 3 BATHROOMS, COVERED FRONT VERANDA, GREAT VIEW OF THE MOUNTAINS AND MUCH MORE. JUST MOVE IN AND ENJOY...WHAT A BEAUTIFUL WAY TO LIVE! (id:6769)

Bonus Room 12.00 Ft x 18.00 Ft

Primary Bedroom 14.67 Ft x 13.92 Ft

Bedroom 10.42 Ft x 12.33 Ft

Bedroom 10.25 Ft x 11.92 Ft

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Foyer 10.08 Ft x 13.33 Ft

Great room 15.75 Ft x 16.75 Ft

Other 10.58 Ft x 14.00 Ft

Other 13.00 Ft x 13.83 Ft

Pantry 11.00 Ft x 5.67 Ft

Laundry room 6.58 Ft x 5.58 Ft

Other 13.67 Ft x 14.50 Ft

2pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:

Stonemere Real Estate Solutions



See

**Mirror**

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