



## 266 Rocky Ridge Bay Calgary Alberta

\$775,000

Welcome to 266 Rocky Ridge Bay NW, a remarkable family home nestled in the desirable community of Rocky Ridge, Calgary. This rare 4-bedroom-up layout is ideal for growing families and offers a well-thought-out design. The backyard is a private retreat, beautifully landscaped with mature trees, vibrant gardens, and generous outdoor space. The bright main floor boasts a spacious office, formal dining area, and an open-concept kitchen and living room, perfect for gatherings. Additionally, the main floor features a convenient powder room and laundry area. Upstairs, you'll find four generously sized bedrooms, including the primary suite with its own en-suite. The fully finished basement offers extra living space and an additional flex room that can serve as a bedroom or office. Located on a quiet cul-de-sac with ample parking, this home is just steps away from parks, walking trails, and top-rated schools. Enjoy quick access to major routes for easy commuting to downtown or the mountains, and take advantage of nearby amenities like the world-class Shane Homes YMCA. This is an exceptional opportunity to own in one of Calgary's most sought-after neighborhoods--don't miss your chance! (id:6769)

Bedroom 11.67 Ft x 12.58 Ft

Recreational, Games room 31.83 Ft x 17.92 Ft

2pc Bathroom 4.75 Ft x 4.75 Ft

Dining room 12.17 Ft x 14.92 Ft

Kitchen 20.00 Ft x 18.50 Ft

Laundry room 6.33 Ft x 7.17 Ft

Living room 16.67 Ft x 14.08 Ft

Office 11.50 Ft x 9.00 Ft

4pc Bathroom 8.08 Ft x 5.00 Ft

4pc Bathroom 9.67 Ft x 9.17 Ft

Bedroom 12.92 Ft x 9.17 Ft

Bedroom 11.58 Ft x 12.08 Ft

Bedroom 10.33 Ft x 11.00 Ft

Primary Bedroom 12.17 Ft x 19.50 Ft

Listing Presented By:



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