



## 268 Rocky Ridge Bay Calgary Alberta

\$750,000

Rocky Ridge is a bustling neighborhood with lots of family-friendly features, outdoor recreation, and a strong sense of community. The Rocky Ridge Community Association and its numerous events and activities keep the neighborhood lively. Rocky Ridge is surrounded by prestigious schools like Twelve Mile Coulee School (6-9), Rocky Ridge School (K-5), and Robert Thirsk High School (10-12), attracting families with kids of all ages. Nearby amenities are only minutes away, and commuting is made easy by the bus routes in the area and the Tuscany LRT Station. For individuals who prefer working out, there are plenty of facilities, such as courts and pools, at the nearby Rocky Ridge Recreation Centre and YMCA. 268 Rocky Ridge Bay NW is tucked away on a quiet cul de sac, which provides the perfect amount of privacy and accessibility. This home sits on a corner lot, featuring a wrap-around veranda that welcomes you and offers stunning views of the mountains, the ideal spot to unwind with a cup of coffee in the morning. The double attached garage is perfect for weekend projects because of its man door and fully insulated, plywood-finished interior. Over the years, the interior of this property has undergone exquisite remodelling that blends functionality and design. The stunning Kahrs engineered hardwood flooring and the exceptional 13x13 Italian porcelain tile create a cozy and welcoming atmosphere in the main living rooms. In 2010, 40-year-rated shingles were placed on the roof to guarantee long-lasting protection. The homeowners replaced all of the windows in the north side and back bedrooms, as well as the skylight, in 2017 to increase the energy efficiency of the home. The curb appeal was enhanced by their replacement of the front door. The home had new insulation installed in 2020, which improved energy efficiency. More insulation was added to the attic, and foam was sprayed...

Living room 10.83 Ft x 12.42 Ft  
 Dining room 6.92 Ft x 12.75 Ft  
 Laundry room 5.42 Ft x 10.92 Ft  
 2pc Bathroom 2.67 Ft x 6.83 Ft  
 Living room 13.42 Ft x 6.17 Ft  
 Eat in kitchen 18.00 Ft x 12.83 Ft

Primary Bedroom 16.25 Ft x 12.58 Ft  
 Other 4.42 Ft x 9.00 Ft  
 4pc Bathroom 8.92 Ft x 9.25 Ft  
 Bedroom 13.25 Ft x 9.42 Ft  
 4pc Bathroom 7.92 Ft x 4.92 Ft  
 Bedroom 10.50 Ft x 9.42 Ft

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

Listing Presented By:



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