

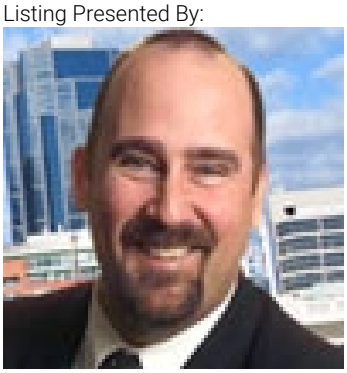
16 Rocky Ridge Landing Calgary Alberta

$889,000

CUSTOM EXECUTIVE home, BACKING onto POND and PATH, SIDING onto PARK! This is that RARE combination you have been waiting for! Stunning curb appeal with lower stone PATIO that leads up to your FRONT veranda (17'6x4'6). Step inside to soaring VAULTED CEILINGS, HARDWOOD floors, an ABUNDANCE of light with new triple pane front windows and double pane side windows (2023). SPACIOUS living room and FORMAL dining room segway into the kitchen, overlooking the PRIVATE and low maintenance backyard with dog run. Kitchen with QUARTZ countertops, GAS cooktop, walk-in PANTRY with CUSTOM SHELVING/ORGANIZING system. EAT-IN open nook large enough for table for six. DOUBLE-DOORS lead to your CHARACTER family room, with GAS FIREPLACE with masonry and mantle, full VIEW of the yard w/FOUR enormous windows reaching the vaulted peak, showcasing the gardens, path and pond, great for relaxing, game night, TV room or music room. Adjacent is a LARGE OFFICE quietly tucked away on the main floor, and 2-PC POWDER room. Garden door to backyard with two-tier decking (20'0x18'0), lower stone patio with sunken firepit, and VIEWS of POND, mature trees and the occasional MOOSE. Second floor features THREE bedrooms including your OWNER's RETREAT, taking in the VIEW, complete with RENOVATED ENSUITE (2020): HEATED tile floor, massive SOAKER TUB, glass shower, custom WALK-IN closet, new cabinetry with LOADS OF STORAGE, QUARTZ counter, new sink/toilet/fixtures. SUNSHINE BASEMENT is fully finished with ANOTHER TWO bedrooms (one large enough for pool table), BIG REC SPACE with another GAS FIREPLACE, WET BAR, CLOSET for storage, 3-PIECE bath, PLUS HUGE STORAGE room in with mechanicals. DOUBLE GARAGE is oversized (23'6 x 22'4), with entry into your MAIN FLOOR LAUNDRY room. ALL this with HOA amenities including splash park and clubhouse! So close to LRT station, YMCA, shopping, Stoney Trail, Crowchild. A...

Primary Bedroom 14.92 Ft x 12.17 Ft
Other 8.25 Ft x 7.67 Ft
4pc Bathroom 9.67 Ft x 9.33 Ft
Bedroom 12.25 Ft x 10.00 Ft
Bedroom 11.75 Ft x 9.92 Ft
Storage 13.42 Ft x 10.67 Ft
Living room 13.00 Ft x 11.50 Ft
Family room 15.00 Ft x 15.00 Ft
Kitchen 16.17 Ft x 10.17 Ft
Dining room 13.50 Ft x 10.00 Ft

Listing Presented By:



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3pc Bathroom 10.25 Ft

Family room 24.42 Ft x 16.33 Ft

Bedroom 13.75 Ft x 13.17 Ft

Bedroom 11.75 Ft x 10.00 Ft

3pc Bathroom 8.17 Ft x 6.17 Ft

Breakfast 13.75 Ft x 7.17 Ft

Office 11.08 Ft x 9.42 Ft

Laundry room 7.42 Ft x 6.42 Ft

2pc Bathroom 4.83 Ft x 4.58 Ft