



246 Rocky Ridge Court Calgary Alberta

\$419,900

Location, location, location. This home is close to all amenities including Nose Hill Shopping Centre, schools, the Rocky Ridge Club, walking paths, and the C-Train. Ideally situated in one of the most desirable northwest communities, Rocky Ridge, this conveniently located townhouse offers over 1,400 square feet above grade, making it one of the largest units in the complex. The single attached garage enters into a spacious foyer finished with ceramic tile. Just a few steps up leads to the living room featuring over 12-foot ceilings, creating a spectacular open feel upon entry. The living room includes hardwood flooring, a cozy corner gas fireplace, and patio doors leading to a west-facing deck complete with a gas outlet. The unit backs onto a large shared green space, adding to the sense of openness. A short flight of stairs leads to the generous kitchen, which offers abundant counter space, white appliances, a large working island, and a dining area with plenty of room for a full-sized table. The laundry room and a convenient half bathroom are located on the same level, ideal for guests. Upstairs you will find three spacious bedrooms, including a huge master bedroom with mountain views, two side-by-side closets, and enough space for a sitting area. The upper level also includes a full four-piece bathroom and two additional bedrooms, both with excellent closet space. The basement is partially finished and features a three-piece bathroom and a small recreation area that works well as a media room, hobby space, or retreat. This home offers a substantial amount of storage throughout. The front-drive garage is fully insulated and drywalled, and comes equipped with a heater and electric door opener, while the driveway provides additional guest parking. Added value is the built in vacuum system. The complex is professionally managed by a well-regarded management company and ...

Other 8.75 Ft x 10.58 Ft

3pc Bathroom 4.33 Ft x 7.08 Ft

Storage 18.00 Ft x 3.42 Ft

Furnace 8.33 Ft x 6.08 Ft

Other 9.17 Ft x 4.17 Ft

Kitchen 11.25 Ft x 9.58 Ft

Living room 15.83 Ft x 18.33 Ft

2pc Bathroom 5.42 Ft x 6.83 Ft

Primary Bedroom 12.50 Ft x 16.00 Ft

Bedroom 12.92 Ft x 8.58 Ft

Bedroom 12.92 Ft x 9.33 Ft

4pc Bathroom 5.83 Ft x 7.58 Ft

a

Listing Presented By:



Originally Listed by:
Diamond Realty & Associates Ltd

<http://elainepippiteam.com/>

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

