

**154 Rocky Ridge Close NW
Calgary, Alberta****MLS # A2247644****\$749,900**

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,730 sq.ft.	Age:	2000 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: Curtain Rods

Welcome to a home that blends style, comfort, and thoughtful upgrades in every corner. From the moment you arrive, you'll notice the fresh curb appeal thanks to the brand-new garage door, setting the tone for the pride of ownership found throughout. Inside, the open-concept main floor is designed for both daily living and effortless entertaining. The kitchen is a functional and inviting hub, featuring a central island with raised eating bar, granite countertops, sleek stainless steel appliances, and a convenient corner pantry for all your storage needs. The recently installed dishwasher adds a modern touch, while the warm finishes create a welcoming atmosphere. Just off the kitchen, the eating nook offers direct access to the backyard through sliding doors, where the freshly re-stained patio awaits for outdoor dining or summer barbecues. The living room is the heart of the home, anchored by a cozy fireplace with an elegant tile surround and classic mantle, perfect for curling up on cooler evenings. A 2pc powder room and laundry room equipped with a brand new washer and dryer complete this main floor. Upstairs, a spacious bonus room with a ceiling fan provides a flexible space for a home office, playroom, or media lounge. The private primary suite is a true retreat, boasting a 4-piece ensuite with a soaking tub, separate shower, and a walk-in closet. Two additional bedrooms and a full bath complete the upper level, offering comfortable accommodations for family or guests. Downstairs, the fully finished basement offers endless possibilities — from a recreation space to a home gym, hobby area, or guest quarters with a full bathroom and additional bedroom! The backyard is fully fenced and landscaped with lush grass and mature trees that provide both beauty and privacy. Whether you're enjoying morning coffee on the patio or hosting friends, this outdoor

space is a perfect extension of the home. With its thoughtful upgrades, functional floorplan, and inviting spaces inside and out, this property offers everything you need for modern, comfortable living — all in a location you’ll love calling home.