

69 Rocky Ridge Heath NW
Calgary, Alberta

MLS # A2262243



\$729,900

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| Division: | Rocky Ridge | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,737 sq.ft. | Age: | 2001 (24 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Fro | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Many | | |

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|-------------|---|------------|------|
| Heating: | Fireplace(s), Forced Air, Humidity Control, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Breakfast Bar, Ceiling Fan(s), Central Vacuum, Double Vanity, Dry Bar, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: basement refrigerator, Home theatre projector (as is condition), projector screen with remote, built in speakers and receiver, shed

THE IDEAL FAMILY RETREAT! Welcome to this distinguished residence in the prestigious community of Rocky Ridge. This thoughtfully designed and impeccably maintained home is a refined balance of elegance, comfort, and functionality—perfect for the discerning homeowner. The main level, is anchored by a dramatic floor-to-ceiling, rock-faced fireplace, framed by expansive south-facing windows that bathe the living space in natural light. An elegant front room offers versatility—ideal as a home office or a formal dining area—while the gourmet kitchen impresses with rich oak cabinetry, quartz countertops, and generous workspace, making it ideal for both everyday living and entertaining. A wide- open staircase leads to the upper level, where the primary suite serves as a private retreat, complete with a spa-inspired ensuite featuring dual sinks, a deep soaker tub, and a separate glass-enclosed shower. There are also two generous size bedrooms providing exceptional space and comfort to the entire family. The developed basement was designed for both relaxation and entertainment, showcasing a built-in dry bar, movie projector, built in sound system, games area, and cold room. Enjoy the sun-soaked backyard equipped with a multi-tiered deck, outdoor speakers and a convenient gas line hookup. Beyond the home, Rocky Ridge offers an unmatched lifestyle. Residents enjoy a vibrant recreation center with year-round activities, seamless access to major roadways, and the convenience of the train station within walking distance. This property is more than a home—it is an invitation to elevated living in one of Calgary's most desirable communities.