

59 Rocky Ridge Drive NW  
Calgary, Alberta

MLS # A2217909



**\$774,900**

<b>Division:</b>	Rocky Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,954 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Faces Front		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Gentle Sloping, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** TV Wall Mount (Living Room)

Beautifully updated 4-bedroom, 3.5-bathroom two-storey walkout in the highly sought-after community of Rocky Ridge. The main floor features new maple hardwood flooring throughout, a formal living room, renovated kitchen featuring a huge (Approximately 10'x3') island with quartz countertops, stainless steel appliances, new cabinetry, lighting, pantry, and a spacious dining area that opens to a deck with glass railing overlooking the private backyard. Enjoy the large, open-concept family room with a gas fireplace and mantle, convenient main floor laundry, 2-piece bath, and direct access to the oversized 20'x24' attached double garage. Upstairs you'll find new carpet, 3 bedrooms including a large primary suite with walk-in closet and a 4-piece ensuite with skylight, an updated 4-piece main bath, and a bonus room with beautiful west-facing mountain views, currently used as an office. The fully finished walkout basement offers a 4th bedroom, 3-piece bathroom, huge recreation room, extra storage, and direct access to the private patio and backyard. Just a 5-minute walk to Rocky Ridge Ranch and its tennis courts, splash park, skating, playground, and more. Conveniently, just a 20-minute walk to Tuscany LRT&mdash;this is a perfect family home in a prime location!