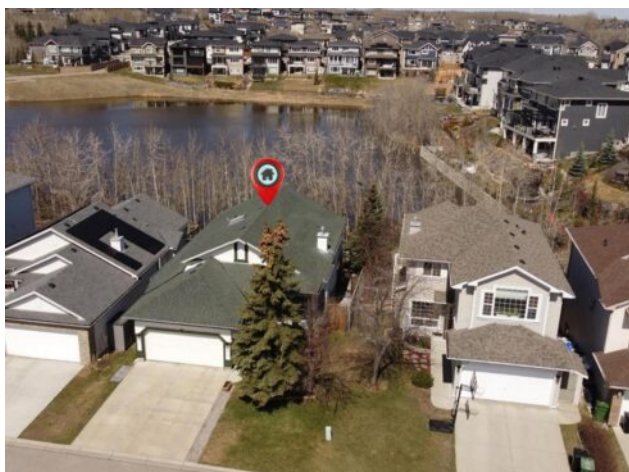


402 Rocky Ridge Cove NW Calgary, Alberta

MLS # A2306917



\$850,000

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|------------------|---|---------------|-------------------|
| Division: | Rocky Ridge | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,377 sq.ft. | Age: | 1996 (30 yrs old) |
| Beds: | 3 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Creek/River/Stream/Pond, Front Yard, Landscaped, Waterfront | | |

| | | | |
|--------------------|--------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Bar, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: TV Stand in Basement, Hot Tub, Freezer, Refrigerator in Basement, Cabinet in Ensuite, Storage Shed, Garage Door Opener, Garage Shelving

Welcome to this EXTENSIVELY RENOVATED home in the highly sought-after community of Rocky Ridge, offering over \$150,000 in RECENT RENOVATIONS and BACKING ONTO A SERENE POND, walking trails, and mature trees. Perfectly located close to the YMCA, shopping, restaurants, and all the amenities that make this area so desirable, this exceptional property combines luxury living, privacy, and natural beauty right in the city. Thoughtfully transformed from top to bottom, this home showcases high-end finishes and incredible attention to detail throughout. The stunning chef-inspired kitchen is the centerpiece of the home, featuring a modern two-tone design, quartz waterfall island, quartz countertops, granite composite sink, white tile backsplash, under-cabinet lighting, built-in microwave in the island, and upgraded LG appliances including a natural gas stove. Elegant gold fixtures, updated lighting, pot lights, and wide plank laminate flooring flow throughout the main level, while the updated brick fireplace in the living room adds warmth and character to the space. Step outside to enjoy the brand new upper deck with Duradek finishing, along with the lower stone patio and newer 3-person hot tub, all perfectly positioned to take in the peaceful pond and tree views. The beautifully renovated primary retreat offers a custom feature wall, walk-in closet, and spa-inspired ensuite complete with a large glass and tile shower, dual sinks with quartz countertops, and elegant gold fixtures. All bathrooms throughout the home have been fully renovated with stylish modern finishes and quartz countertops. The fully developed basement adds incredible living and entertaining space with new carpet, a spacious bedroom featuring a large egress window and walk-in closet, renovated bathroom, wine fridge, wet bar, and massive storage area. The basement also features an updated brick

fireplace and stunning brick feature wall that create a warm and inviting atmosphere. The custom hand-carved bar and the antique wood TV stand add exceptional character and charm. Bar stools are also included. Additional upgrades include full Poly-B plumbing replacement, newer high-efficiency furnace and hot water tank, new humidifier, updated laundry area with built-ins, new baseboards, gemstone exterior lighting, new front storm door, and roof replacement in 2018. Complete with a double attached garage with workbench, this remarkable home combines extensive renovations, timeless style, and an unbeatable location backing onto nature. The seller is also open to selling the furniture.