

# \$849,900 - 614 Rocky Ridge View Nw, Calgary

MLS® #A2203738

**\$849,900**

4 Bedroom, 4.00 Bathroom, 2,338 sqft

Residential on 0.15 Acres

Rocky Ridge, Calgary, Alberta

What a find! Rarely do treasured homes like this come to market. Welcome to this impeccably kept home showcasing pride of ownership both inside and out. Situated on a large pie-shaped flat lot in a quiet Cul-de-Sac. Step in and prepare to be amazed with the condition of this much-loved home! The main floor is sure to impress with its grand open to below foyer and 9' ceiling throughout. It is ideal for both entertaining and day-to-day living, featuring a formal dining room, a living room with a fireplace, a gourmet kitchen with raised panel cabinetry, sleek granite countertops, and stainless steel appliances and a large mudroom/laundry room, and 2 pc bathroom. The upper floor hosts 3 spacious bedrooms, an elegant 4 pc ensuite with another full 4 pc bathroom. The basement is fully developed professionally with a recreation/entertainment room, a wet bar, a guest room, a 4 pc bathroom and storage room. You'll appreciate the updates including a high efficiency furnace, hot water tank, appliances, central air conditioning system, deck glass railings, and garage door opener. Located in a prime community of RockyRidge, this home is close to Shane Homes (Rocky Ridge) YMCA and public library, Royal Oak and Crowfoot shopping centres, movie theatres, Tuscany LRT station, bike paths and much more. Simply, a turnkey, move-in ready residence! A wonderful opportunity not to be missed. New carpet for the upper floor has been ordered and will be installed in the next couple of



weeks.

Built in 2002

### Essential Information

MLS® #	A2203738
Price	\$849,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,338
Acres	0.15
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	614 Rocky Ridge View Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5C2

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	4

### Interior

Interior Features	Bookcases, Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Vinyl Windows, Wet Bar
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, City Lot, Landscaped, Lawn, Pie Shaped Lot, Private
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 20th, 2025
Days on Market	31
Zoning	R-CG

### **Listing Details**

Listing Office	First Place Realty
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