



\$ 649,900.00

26 ROCKYLEDGE RISE NW CALGARY

<https://paulbrinton.com>

OPEN HOUSE NOV 14 SUN @ 2:00 PM - 4:00 PM -
Your SPECTACULAR HOME awaits in this well-maintained residence in the community of Rocky Ridge, NW Calgary. Located on a beautiful street of Rockyledge Rise, this LARGE & BRIGHT two-story home with MOUNTAIN VIEWS and SIDE/BACKS community pathways boasts...

- 3 beds
- 3 baths
- Detached
- Residential
- Active

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BASIC FACTS

Style: 2 Storey

MLS ® #: A1160736

Type: Detached

Bedrooms: 3

Baths Half: 1

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-11-20 02:16:16

Bathrooms: 3

Bedrooms Above Grade: 3

Date added: 11/20/21

Two Piece Bath: 1

Lot size: 5996 sq ft

Year built: 2004

Parking: Additional Parking, Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front

PROPERTY FEATURES

Garage YN: Yes

Fireplace: 1

Association Amenities:
Park,Playground,Racquet Courts

Community Features: Park,Schools
Nearby,Playground,Sidewalks,Street
Lights,Shopping Nearby

Fencing: Partial

Cooling: None

Total Parking: 5

Flooring: Carpet,Hardwood,Tile

Fireplace Features: Gas,Living Room

Exterior Features: Awning(s),Private Yard

District: CAL Zone NW

Inclusions: None



Interior Features: Built-in Features,Central Vacuum,Double Vanity,French Door,Granite Counters,High Ceilings,Kitchen Island,Laminate Counters,No Animal Home,No Smoking Home,Pantry,Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s)

Roof Type: Asphalt Shingle

Lot Features: Back Yard,Backs on to Park/Green Space,Corner Lot,Lawn,Landscaped,Underground Sprinklers,Rectangular Lot,Views

Heating Type: Forced Air,Natural Gas

PROPERTY INFORMATION

Basement: Partially Finished, Walk-Out

Laundry features: Main Level

Transaction Type: For Sale

Title Land: Fee Simple

Rooms Above Grade: 9

Construction Materials: Vinyl Siding,Wood Frame

Foundation: Poured Concrete

Appliances: Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings

Subdivision Name: Rocky Ridge

Lot Size Acres: 0.14

Levels: Two

Zoning: R-C1

List Price Square Foot: \$ 251.70

Photo Count: 50

Unit Exposure: E,NE,SW,W

Suite: No

Frontage Metres: 18.14M 59`6"

Living Area SF: 2582.00

Structure Type: House

Restrictions: None Known

