



\$ 499,900.00

## 35 ROCKY RIDGE HEATH NW CALGARY

<https://paulbrinton.com>

Recently Updated 3 Bedroom/2.5 Bathroom 2 Storey home in Rocky Ridge on a Gigantic PIE Shaped Lot! New Flooring, Baseboards & Paint throughout. Main floor is bright, open and features a well thought out open concept floor plan. The kitchen features newly refinished heat-resistant epoxy counter tops, stainless steel stove...

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

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## BASIC FACTS

**Style:** 2 Storey

**MLS ® #:** A1158920

**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:** 2021-11-02 14:57:05

**Bathrooms:** 3

**Bedrooms Above Grade:** 3

**Date added:** 11/02/21

**Two Piece Bath:** 1

**Lot size:** 5382 sq ft

**Year built:** 2000

**Parking:** Double Garage Attached, Driveway

## PROPERTY FEATURES

**Garage YN:** Yes

**Flooring:** Carpet,Vinyl

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

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** See Remarks

**Roof Type:** Asphalt Shingle

**Total Parking:** 4

**Association Amenities:** Park,Playground

**Exterior Features:** Private Entrance,Private  
Yard

**District:** CAL Zone NW

**Inclusions:** NA

**Lot Features:** Cul-De-Sac,Pie Shaped Lot

**Heating Type:** Forced Air,Natural Gas

## PROPERTY INFORMATION

**Basement:** Full, Unfinished

**Laundry features:** Laundry Room

**Levels:** Two

**Zoning:** R-C1N



**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 6

**Suite:** No

**Frontage Metres:** 5.84M 19`2"

**Living Area SF:** 1430.00

**Structure Type:** House

**Restrictions:** None Known

**List Price Square Foot:** \$ 349.58

**Photo Count:** 39

**Construction Materials:** Wood Frame

**Foundation:** Poured Concrete

**Appliances:** Dishwasher,Electric  
Stove,Range  
Hood,Refrigerator,Washer/Dryer,Window  
Coverings

**Subdivision Name:** Rocky Ridge

**Lot Size Acres:** 0.12

