



\$ 459,900.00

## 8 250 ROCKY RIDGE DRIVE NW CALGARY

<https://paulbrinton.com>

Now that there is more opportunity to travel to the US and throughout the world, you may want to consider the advantages of living in this wonderful detached home! The gated community offers tremendous peace of mind - all you have to do is lock up and leave knowing that...

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

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## BASIC FACTS

**Style:** 2 Storey

**MLS ® #:** A1160882

**Type:** Detached

**Bedrooms:** 3

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Bare Land

**Post Updated:** 2021-11-24 20:50:32

**Bathrooms:** 3

**Bedrooms Above Grade:** 3

**Date added:** 11/20/21

**Two Piece Bath:** 1

**Lot size:** 5425 sq ft

**Year built:** 1998

**Parking:** Double Garage Attached

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Association Amenities:** Gazebo,Visitor Parking

**Community Features:**

Clubhouse, Park, Playground, Sidewalks, Street Lights, Shopping Nearby

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** Built-in Features, Closet Organizers, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)

**Roof Type:** Pine Shake

**Total Parking:** 4

**Flooring:** Carpet, Hardwood, Tile

**Fireplace Features:** Double Sided, Family Room, Gas, Kitchen, Stone

**Exterior Features:** Other

**District:** CAL Zone NW

**Inclusions:** TV in the family room

**Lot Features:** Private

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



## PROPERTY INFORMATION

**Basement:** Full, Unfinished

**Laundry features:** Main Level

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 7

**Unit Number:** 8

**Suite:** No

**Frontage Metres:** 12.68M 41`7"

**Living Area SF:** 2224.26

**Structure Type:** House

**Restrictions:** Easement Registered On  
Title, Restrictive Covenant-Building  
Design/Size, Utility Right Of Way

**Levels:** Two

**Zoning:** R-C1

**List Price Square Foot:** \$ 206.77

**Photo Count:** 45

**Unit Exposure:** SW

**Construction Materials:** Stone, Vinyl  
Siding, Wood Frame

**Foundation:** Poured Concrete

**Appliances:** Dishwasher, Dryer, Garage  
Control(s), Range  
Hood, Refrigerator, Stove(s), Washer, Water  
Softener, Window Coverings

**Subdivision Name:** Rocky Ridge

**Lot Size Acres:** 0.12

