

# \$818,900 - 614 Rocky Ridge View Nw, Calgary

MLS® #A2219608

**\$818,900**

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 just installed.



Built in 2002

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2219608    |
| Price          | \$818,900   |
| 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    | May 9th, 2025 |
| Days on Market | 3             |
| Zoning         | R-CG          |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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