

# \$745,000 - 206 Rocky Ridge Cove Nw, Calgary

MLS® #A2204444

**\$745,000**

4 Bedroom, 3.00 Bathroom, 1,981 sqft  
Residential on 0.11 Acres

Rocky Ridge, Calgary, Alberta

Welcome to your incredible family home in the sought-after community of Rocky Ridge! Located on a quiet, family-oriented cul-de-sac, this beautiful 2 Storey home has everything you need. From the moment you enter you notice the refinished oak hardwood throughout the main living space and a ton of natural light that flows through. The unique staircase opens to the front foyer and the kitchen area letting you entertain with ease! Upon entering you will enjoy the formal living & dining room that wraps around to your gourmet kitchen with island and walk-up entertaining bar/coffee bar with shaker style upgraded cabinetry, stainless steel appliances and gorgeous granite counters! The kitchen also allows for a quaint dining nook with a deck leading to your great yard and low maintenance space with big trees and summer fun. Back inside you have your large living room area with gas fireplace and perfect family movie night creating, game nights or just hanging out with friends and family. A laundry and two-piece powder room complete the level. Upstairs you have three great size bedrooms plus a loft that is well suited for a den, kids play area, small bonus room or office space if you need. The Primary bedroom features a walk-in closet, & ensuite with soaker tub, stall shower, granite counters & make up vanity! Two other good size bedrooms and full bath complete your upper level. The basement is finished with an additional 4th bedroom and rec space. The home has just had brand new carpet installed



throughout giving a new space feel. This fantastic home also features a great yard with oversized deck, low maintenance yard and grass with mature foliage offering tons of privacy! Many great features including gemstone lighting, hook up for electrical vehicle in garage, and tons of segregation for your growing family. Don't miss out on this beautiful family space on a great street in Rocky Ridge. Close to a great walking path and amenities including the NEW YMCA and shops and schools and easy access to the Mountains on weekends. This will not last!

Built in 1997

### **Essential Information**

MLS® #	A2204444
Price	\$745,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,981
Acres	0.11
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	206 Rocky Ridge Cove Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4L1

### **Amenities**

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Built-in Features, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Partially Finished

### Exterior

Exterior Features	Lighting, Other
Lot Description	Cul-De-Sac, Landscaped, Level, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	March 21st, 2025
Days on Market	16
Zoning	R-CG
HOA Fees	263
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.