

# \$739,900 - 24 Rockledge Crescent Nw, Calgary

MLS® #A2214411

**\$739,900**

3 Bedroom, 3.00 Bathroom, 1,913 sqft

Residential on 0.10 Acres

Rocky Ridge, Calgary, Alberta

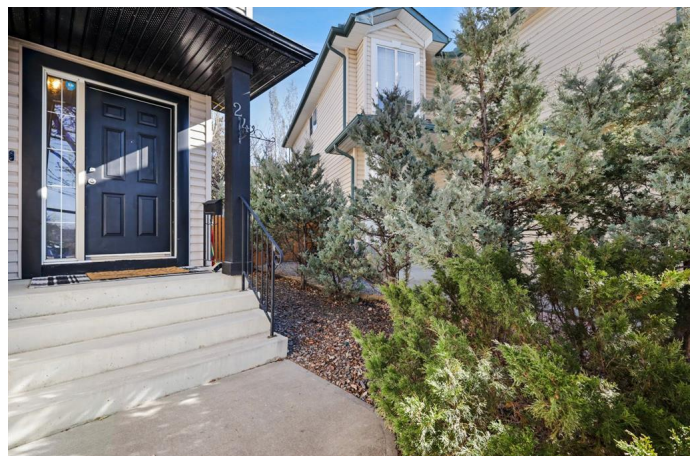
Rarely does a beautiful 2 storey home in the heart of Rocky Ridge come available with these upgrades and at this price! This gorgeous home has a fully tiled main floor with a large open floor plan, updated kitchen with walk through pantry, high end Wolf gas range, Samsung fridge, new dishwasher, quartz counter tops and much more! Spacious living room and dining room with corner gas fireplace, easy entry onto the back deck and a mud room off the garage for all the kids stuff! Upper level is complete with a large loft/office space, primary bedroom with a stunning updated ensuite and walk-in closet, two additional kids rooms, full bath and laundry room. Out back you'll enjoy the huge deck with hot tub, beautiful garden and plenty of yard for the kids. A plethora of trees in the back provide a ton of privacy in the summer months. Recent updates include counter tops, primary ensuite shower and bath, tankless hot water, roof (2022), water softener, dishwasher, tile throughout and much more! Just steps to Co-op, transit, parks and a host of other amenities. This home has it all and won't be available for long so call for your private showing today!

Built in 2001

## Essential Information

MLS® #                   A2214411

Price                     \$739,900



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,913       |
| Acres          | 0.10        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 24 Rockyledge Crescent Nw |
| Subdivision | Rocky Ridge               |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3G 5M9                   |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Soaking Tub, Tankless Hot Water, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Gas Range, Range Hood, Refrigerator, Tankless Water Heater, Washer, Window Coverings                                 |
| Heating           | Forced Air                                                                                                                              |
| Cooling           | None                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                                       |
| Fireplaces        | Gas                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                     |
| Basement          | Full, Unfinished                                                                                                                        |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Garden                                          |
| Lot Description   | Back Yard, Front Yard, Garden, Landscaped, Lawn |
| Roof              | Asphalt Shingle                                 |
| Construction      | Vinyl Siding, Wood Frame                        |
| Foundation        | Poured Concrete                                 |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 1                |
| Zoning         | R-CG             |
| HOA Fees       | 263              |
| HOA Fees Freq. | ANN              |

**Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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