

Listed By: **Tao Guo**
CIR REALTY
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Calgary/Rocky Ridge

440 ROCKY RIDGE VW NW

\$649,900

Detached

Style: 2 Storey
Bedrooms: Above: 4 / Ttl: 4
Bathrooms: Full: 3 / Half: 1
Rooms Above: 9
Floor Area: 209 SqM / 2,253 SF
Year Built: 2001
Taxes: \$3,322 / 2013
Possession: 60 Days NEG



Absolutely gorgeous 3200 Sqft living space 2 storey Home. Bus-stop direct to crowfoot LRT station. The Tuscany LRT station just 10-minute walk distance from house. Brand new granite counter-top for bathrooms & laundry room; brand new tile floor for bathrooms, brand new painting for all of interior wall, exterior trim, and oversized large deck. The bright and open main floor comes with big den, family room, formal dining, large kitchen and gas fireplace. The upstairs boasts 4 bedrooms good for growing family: a large master bedroom with 4-pc ensuite & separate closet room, extra separate relax space for your exercise and soul break; and 3 more large bedrooms & a full bath. Fully developed walkout basement with great open floor for your entertainment and recreation, has one bedroom with ensuite bath. Professional designed west facing backyard with tons of sunshine in the afternoon. Oversized double garage. This home has almost everything you possibly want. Amazing house with an amazing price!



Goods Included: Dishwasher-Built-In, Dryer, Garage Opener-2 Control, Garburator, Hood Fan, Refrigerator, Stove-Electric, Washer

Features: Deck, No Animal Home, No Smoking Home, Patio, Skylight

Parking: Enclosed: 2 Total: 2 Double Garage Attached

Amenities:

