

# \$799,900 - 73 Rockledge Crescent Nw, Calgary

MLS® #A2227848

**\$799,900**

3 Bedroom, 3.00 Bathroom, 2,082 sqft

Residential on 0.11 Acres

Rocky Ridge, Calgary, Alberta

Welcome to a large 2-storey on a quiet street with beautiful MOUNTAIN VIEWS! This well cared for home is great for a growing family. Main floor has a huge kitchen with a large island, cedar cabinets, and gorgeous beams. A large living room with gas fireplace. A main floor deck which is raised and has nice views. There are 2 sets of laundry, main level and lower level. Also, a den/office at the front of the home off the entrance way. The upper level has a large master with mountain views, a walk in closet, and a 4 piece bathroom. There are 2 additional bedrooms each with their own walk in closet. A 4 piece bathroom supports these rooms. The lower level has its own kitchen with tons of counter space and cabinetry. Another spacious living room with a bay window and bench overlooks the south facing backyard. An additional room which could be a bedroom if the window was enlarged. There is a 3 piece bathroom with a walk in shower and some storage above. Lots of storage in the mechanical room and additional storage under the stairs. The backyard faces south and has a large shed on the east side of the home that has power and a water line. There is also AC to keep you cool throughout the day. The home is a short drive to the neighborhood plaza which has a grocery store and other retail shops, along with a quick exit to the mountains.

Built in 2002



## Essential Information

MLS® #	A2227848
Price	\$799,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,082
Acres	0.11
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	73 Rockyledge Crescent Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5M9

## Amenities

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

## Interior

Interior Features	Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Separate Entrance
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

Has Basement	Yes
Basement	Full, Walk-Out

## Exterior

Exterior Features	Private Yard
Lot Description	Garden, Landscaped, Rectangular Lot, Sloped Down
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 5th, 2025
Days on Market	12
Zoning	R-CG
HOA Fees	249
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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