

# **\$825,000 - 160 Rockywood Park Nw, Calgary**

MLS® #A2223676

**\$825,000**

5 Bedroom, 4.00 Bathroom, 2,309 sqft

Residential on 0.09 Acres

Rocky Ridge, Calgary, Alberta

OPEN HOUSE - Sunday JUNE 1 from 1PM to 3PM - OVER 3000 SQUARE FEET OF LIVING SPACE - 5 BEDROOMS - EXCELLENT LOCATION - NEW PAINT -

Homes of this size, floor plan and location are TRULY UNIQUE. Located in a charming cul-de-sac with excellent proximity to walking paths, public transportation and more - just a short drive to get to the mountains and access to major transportation corridors this home is IDEAL for the FAMILY on the GO. You are greeted with wonderful curb appeal as you enter you can envision how the floor plan ACCOMMODATES today's lifestyle. There is a generous vestibule to greet everyone, to one side ABUNDANTE storage and access to your garage for your daily needs, ahead, the hallway gently opens to the large dining room and generous OPEN CONCEPT MAIN FLOOR. All complete with GORGEOUS HARDWOOD FLOORING. The kitchen is the heart of the floor highlighted with a large central island, corner pantry and abundant storage. Enjoy breakfast in the morning in your sunny dining nook or take your coffee outside to your charming yard. Upstairs, you will find three ENORMOUS BEDROOMS including a primary bedroom with an ensuite and large walk-in closet. The generous bonus room is the perfect getaway to enjoy a movie, a workout or a great book. Lastly, the basement offers TWO LARGE BEDROOMS with custom finishing, a custom workspace, a large rec room, a full bathroom all with abundant



storage. Book your tour today!

Built in 2003

### Essential Information

MLS® #	A2223676
Price	\$825,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,309
Acres	0.09
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	160 Rockywood Park Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5S1

### Amenities

Amenities	Park, Playground, Racquet Courts
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Interior Lot, Low Maintenance Landscape, See Remarks, Irregular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 22nd, 2025
Days on Market	25
Zoning	R-CG
HOA Fees	263
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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