

# \$799,000 - 160 Rockywood Park Nw, Calgary

MLS® #A2223676

**\$799,000**

5 Bedroom, 4.00 Bathroom, 2,309 sqft

Residential on 0.09 Acres

Rocky Ridge, Calgary, Alberta

OPEN HOUSE - Saturday JUNE 28 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          | \$799,000   |
| 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, Irregular Lot, Low Maintenance Landscape, See Remarks |
| Roof              | Asphalt Shingle   |
| Construction      | Stone, Vinyl Siding, Wood Frame                                     |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2025 |
| Days on Market | 44             |
| Zoning         | R-CG           |
| HOA Fees       | 263            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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