

72 Rockylodge Crescent NW  
Calgary, Alberta

MLS # A2247613

\$720,000

|           |                                                     |        |                   |
|-----------|-----------------------------------------------------|--------|-------------------|
| Division: | Rocky Ridge                                         |        |                   |
| Type:     | Residential/House                                   |        |                   |
| Style:    | 2 Storey                                            |        |                   |
| Size:     | 2,356 sq.ft.                                        | Age:   | 2002 (23 yrs old) |
| Beds:     | 4                                                   | Baths: | 2 full / 1 half   |
| Garage:   | Double Garage Attached                              |        |                   |
| Lot Size: | 0.11 Acre                                           |        |                   |
| Lot Feat: | Back Yard, Interior Lot, Rectangular Lot, Sloped Up |        |                   |

|             |                                                                              |            |      |
|-------------|------------------------------------------------------------------------------|------------|------|
| Heating:    | Forced Air                                                                   | Water:     | -    |
| Floors:     | Carpet, Hardwood, Linoleum                                                   | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                                              | Condo Fee: | -    |
| Basement:   | Full, Unfinished                                                             | LLD:       | -    |
| Exterior:   | Stone, Vinyl Siding, Wood Frame                                              | Zoning:    | R-CG |
| Foundation: | Poured Concrete                                                              | Utilities: | -    |
| Features:   | Pantry, Track Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |            |      |

Inclusions: N/A

NEW PRICE!!! Welcome to 72 Rockylodge Crescent - a 4 bedroom up home with a fantastic floorplan at the edge of Rocky Ridge. This massive home is ready for you and your larger family to call it home and turn it into a gem. With 4 bedrooms up and a lofted area that is ideal to make it a family room or an office for the kids to do homework. The main floor boasts a traditional living room with soaring high ceilings and a formal dining area. The family room is complete with a corner fireplace and large windows facing East. There is a large kitchen nook where your family can have meals right beside the large kitchen that has an island and a walkthrough pantry. The basement is unfinished and awaiting your personal touches. With 3 windows down, it would be easy to add 2 more bedrooms and a recreation room along with a full bathroom. If you've been wondering where you can apply your handyman skills to build a great future for your family - look no further! This home is for you! Come by the Open House or call your REALTOR® for a viewing today.