

19 Rockmont Court NW
Calgary, Alberta

MLS # A2248329

\$779,900

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,375 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Concrete, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island		

Inclusions: none

Welcome home. Stunning Bungalow on a Large Corner Lot in Rocky Ridge! Tucked away in a quiet cul-de-sac in the highly sought-after community of Rocky Ridge, this bright, stylish and spacious custom-built bungalow offers the perfect blend of comfort, style, and functionality. Set on a large corner lot, this beautiful home boasts great curb appeal with beautiful trees and plants and a freshly sealed driveway. As you walk in the front door you can see the pride of ownership right away. The main floor is bathed in natural light thanks to oversized windows and a skylight that enhances the airy, open-concept main floor. The stylish kitchen features plenty of counter space, a large island with stone countertops, and sleek stainless-steel appliances, a perfect setup for cooking, entertaining, or casual family meals. The open concept design flows beautifully into a very roomy and cozy living room, anchored by a gas fireplace and showcases a high vaulted ceiling, creating a warm and inviting atmosphere with an extra sense of openness. The huge primary bedroom is a true retreat, complete with dual walk-in closets and a beautiful, sharply designed 4-piece ensuite bathroom for added comfort and privacy. The main floor also features a generous sized 2nd Bedroom, convenient laundry area off the front foyer with a new LG dryer (2024), and a half bathroom rounds out the main level. As you walk outside of the main level, Step into your own private backyard oasis — fully fenced, spacious, professionally landscaped, and featuring a hot tub area with pergola for added privacy and relaxation. It's the perfect setting for peaceful evenings or weekend gatherings. When you head downstairs the very open fully finished basement expands your living space with a large rec room, an ideal setup for a home gym, pool table or games room with lots of space left over for a cozy TV

and family room area for movie nights and watching the big game. The basement also features two additional large bedrooms, and a full 4-piece bathroom. The basement also highlights a unique stamped concrete flooring design, fully roughed in for in floor heating and ready to go. You'll also love the huge storage room with lots of built-in shelving — perfect for keeping everything organized and out of sight. Stay cool and comfortable all summer long with included central air conditioning unit. Roof was replaced in 2018, new hot water tank installed in 2022. So many value adds in this gorgeous bungalow. This home is a must see combining thoughtful design, prime location, and plenty of space to meet all your needs. Don't miss your chance to make it yours! Contact me to book your private viewing today.