

\$575,000 - 436 Rocky Ridge Bay Nw, Calgary

MLS® #A2089575

\$575,000

3 Bedroom, 3.00 Bathroom, 1,647 sqft

Residential on 0.11 Acres

Rocky Ridge, Calgary, Alberta

Welcome to this lovely 3 bed, 2.5 bath home in the charming NW community of Rocky Ridge. Situated in a serene cul-de-sac, this home offers a family-friendly environment, making it perfect for those seeking a suburban lifestyle close to all amenities. As you approach this inviting abode, you'll notice the well maintained landscaping and the welcoming curb appeal. The fully fenced backyard is complete with a good sized storage shed. The green space to the side of the property adds a refreshing touch of nature and serenity to the home. Upon entering the house, you'll be greeted by the heart of the home: the open and inviting kitchen. The kitchen features a functional island, perfect for meal preparation. White cabinetry, stainless steel appliances and a window above the sink with a great view of the backyard are key features of this charming space. The kitchen also includes a convenient corner pantry. Adjacent to the kitchen, the eating nook is a cozy space that provides convenient access to the back deck. The living room is a warm and welcoming space that features a corner fireplace with a tile surround. Large windows overlook the backyard, allowing an abundance of natural light to flood the room and create a bright and cheerful atmosphere. Upstairs, you'll discover the primary bedroom, a private retreat designed for your comfort and relaxation complete with a walk-in closet and 4pc ensuite bath featuring a jetted tub, standalone shower and great vanity space. The upper-level loft area is perfect for a



home office, a reading nook, or a peaceful escape. Two good sized bedrooms, a 4pc bathroom and upper level laundry complete this upper level. The full, unfinished basement presents an exciting opportunity for future development. Close to shopping, the train station, Rocky Ridge YMCA and the community centre. With easy access to Crowchild trail and just a quick jet out to the mountains, this home is perfectly located for all your needs!

Built in 1997

Essential Information

MLS® #	A2089575
Price	\$575,000
Sold Price	\$570,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,647
Acres	0.11
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	436 Rocky Ridge Bay Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4H8

Amenities

Amenities	Clubhouse, Community Gardens, Park, Playground, Recreation
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	Facilities
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Jetted Tub, Kitchen Island, Pantry, Storage
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Yard, Cul-De-Sac, Few Trees, Lawn, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 26th, 2023
Date Sold	November 14th, 2023
Days on Market	19
Zoning	R-C1
HOA Fees	265.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX FIRST
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