

\$598,000 - 170 Rocky Ridge Point Nw, Calgary

MLS® #A2159627

\$598,000

4 Bedroom, 4.00 Bathroom, 1,499 sqft

Residential on 0.10 Acres

Rocky Ridge, Calgary, Alberta

(Open House on October 20th, 1-2pm) Perfect Rocky Ridge Family Home with Mountain Access and Outdoor Spa

Step into this beautifully designed home in the sought-after community of Rocky Ridge, Calgary. Every inch of this home has been thoughtfully laid out for maximum functionality, offering the perfect blend of comfort and convenience for an active family lifestyle.

Key Features:

Professionally Developed Basement: Includes a 4th bedroom, recreation room, full bathroom, and extra storage—perfect for growing families or hosting guests.

Central Air Conditioning: Stay cool and comfortable during hot summer nights.

Greenspace Views & Outdoor Spa: Backing onto a lush greenspace, relax and unwind in your outdoor spa after a day of hiking or skiing in the mountains.

Year-Round Lawn & Snow Maintenance: More time for you to enjoy life without the hassle of yard work.

Prime Location: Situated at the end of a cul-de-sac for extra safety, perfect for kids and local road hockey games.

Rocky Ridge Ranch Centre Access: Just steps away from the water park, pond, picnic area, playground, tennis, pickleball, and basketball courts.

Easy Mountain Access: Quick access to Stoney Trail means you're just a drive away from mountain adventures, whether it's hiking in the summer or skiing in the



winter.
Plus, with public transit steps away, everything you need is within reach. This home offers the perfect setting for an active family looking to embrace the Rocky Ridge lifestyle.
Don't miss out! Schedule a showing today and make this home yours.

Built in 1999

Essential Information

MLS® #	A2159627
Price	\$598,000
Sold Price	\$575,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,499
Acres	0.10
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	170 Rocky Ridge Point Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4R5

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Laminate Counters, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Stove(s)
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Lawn, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	September 17th, 2024
Date Sold	November 21st, 2024
Days on Market	65
Zoning	R-C1N
HOA Fees	0.00

Listing Details

Listing Office	Comox Realty
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