

\$709,900 - 268 Rocky Ridge Bay Nw, Calgary

MLS® #A2166281

\$709,900

3 Bedroom, 3.00 Bathroom, 1,892 sqft
Residential on 0.11 Acres

Rocky Ridge, Calgary, Alberta

Welcome to your new home in the friendly, family-oriented community of Rocky Ridge! Located on a desirable corner lot, this property offers both space and convenience, with guest parking on the island and the community's amazing amenities just a few blocks away. Youâ€™ll love being close to basketball and tennis courts, a playground, and a pool â€“ perfect for keeping the whole family entertained!

This home truly shows pride of ownership. The inviting wrap-around veranda is the perfect spot to enjoy your morning coffee or unwind in the evening with your favorite drink. Step inside through the beautiful solid wood door, and youâ€™ll be greeted by a bright, open-to-below entryway filled with natural light. The gorgeous Kahrs hardwood floors and Italian porcelain tiles flow seamlessly throughout the home, complementing the warm earth tones that create a cozy atmosphere.

The kitchen is both stylish and functional, featuring sleek stainless steel appliances, a Blanco sink, and plenty of counter space for preparing meals or hosting family and friends. Youâ€™ll love the easy access to the spacious backyard, where a deck large enough for two grills awaits â€“ perfect for outdoor gatherings and barbecues.

This home has been thoughtfully upgraded



with energy efficiency in mind. It boasts triple-pane windows at the back, extra attic insulation, 40-year asphalt shingles, a newer water tank, and a recently serviced furnace. The basement joists have been spray foam insulated, adding an extra layer of comfort and efficiency. With all the major systems taken care of, you can move in with peace of mind. The basement is also nearly ready for development (permits required by the City of Calgary), allowing you to customize the space to your needs.

Upstairs, enjoy stunning mountain views from the second story while working at your built-in desk – a perfect spot for productivity with a backdrop of nature’s beauty.

Rocky Ridge is a fantastic place to live, with plenty of parks, walking paths, and local events hosted by the Rocky Ridge Community Association. Families will love the nearby schools, including Twelve Mile Coulee, Rocky Ridge School, and Robert Thirsk High. Everything you need is just minutes away, from the Tuscany LRT and bus routes to shopping and dining options. Plus, if you enjoy an active lifestyle, the Rocky Ridge Recreation Centre and YMCA are right around the corner, offering pools, courts, and fitness amenities.

If you’re looking for a home that’s been lovingly maintained, in a peaceful setting with a strong sense of community, this is the place for you!

Built in 1996

Essential Information

MLS® #	A2166281
Price	\$709,900
Sold Price	\$698,000

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,892
Acres	0.11
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	268 Rocky Ridge Bay Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4H9

Amenities

Amenities	Picnic Area, Clubhouse, Gazebo, Playground, Park, Party Room, Recreation Facilities, Recreation Room
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Kitchen Island, No Smoking Home, Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas, Standard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot, Landscaped, Rectangular Lot, Cul-De-Sac, Treed, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 16th, 2024
Date Sold	November 18th, 2024
Days on Market	63
Zoning	R-C1
HOA Fees	250.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.