

\$679,900 - 396 Rocky Ridge Drive Nw, Calgary

MLS® #A2178274

\$679,900

4 Bedroom, 3.00 Bathroom, 1,961 sqft

Residential on 0.12 Acres

Rocky Ridge, Calgary, Alberta

OPEN HOUSE SATURDAY NOVEMBER 9TH

1:00 - 3:30 PM This fabulous original-owner home is being offered for sale for the first time. It features a great floor plan, including a main floor flex room and a bonus room on the upper level—perfect for families.

As you approach the front entrance, you'll be welcomed by a cozy covered porch. Upon entering the foyer, you'll find a lovely flex room to your left, complete with a large window that allows you to enjoy the mountain view and the trees. Continuing further, the kitchen is on your left, equipped with ample cabinet space, plenty of counter space, a corner pantry, and a large island. The great room features a gas fireplace and provides plenty of space for family gatherings. A garden door off the breakfast nook leads you to a maintenance-free deck and a private backyard.

Upstairs, you'll discover an expansive bonus room, which also includes a second gas fireplace. This level houses three good-sized bedrooms, including the primary bedroom, which features a 5-piece en suite bathroom and a walk-in closet.

In the basement, you'll find a 4th spacious bedroom, roughed-in plumbing for a future bathroom, and 9-foot ceilings. The rest of the basement is awaiting your personal touch.

The garage measures 18' 4" x 21' 5" and



includes built-in mezzanine storage above the garage door. Conveniently located, the bus stop is just a one-minute walk away, followed by a five-minute ride to the C-train. As an added bonus, access to the Rocky Ridge Community Association is included in the HOA fee, which offers amenities such as tennis, basketball, and paddle boats.

Call your favorite realtor and make this your new home!

Built in 2001

Essential Information

MLS® #	A2178274
Price	\$679,900
Sold Price	\$682,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,961
Acres	0.12
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	396 Rocky Ridge Drive NW
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4X3

Amenities

Amenities	None
-----------	------

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Double Vanity, Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Soaking Tub, Walk-In Closet(s), Chandelier, Smart Home, Skylight(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Mantle, Other, Raised Hearth, Tile
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard, Garden
Lot Description	Back Yard, Front Yard, Garden, Landscaped
Roof	Cedar Shake
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 9th, 2024
Date Sold	November 17th, 2024
Days on Market	8
Zoning	R-CG
HOA Fees	262.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	Greater Calgary Real Estate
----------------	-----------------------------

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.