\$639,000 - 445 Rocky Ridge Bay Nw, Calgary

MLS® #A2248257

\$639,000

3 Bedroom, 3.00 Bathroom, 1,270 sqft Residential on 0.14 Acres

Rocky Ridge, Calgary, Alberta

Rare 4-Level Split in Rocky Ridge and Royal Oak â€" Over 2,250 sq. ft. of living space! This beautifully maintained home with double attached garage is perfectly situated at the end of a quiet cul-de-sac with a park and green space right across the street. This home is within walking distance to the Tuscany LRT station and the Rocky Ridge Ranch House with its activity rooms, children's pool, tennis and basketball courts. The main floor is bright and inviting with hardwood floors, vaulted ceilings, and large windows that flood the living and dining areas with natural light. The kitchen features a 10' ceiling, stainless steel appliances, an oversized pantry, and a sunny eating nook overlooking the 3rd level. The 3rd level offers a cozy family room with a corner fireplace, a 3rd bedroom, and a full bathroom. Upstairs, you'II find two spacious bedrooms, each with its own bathroom, including the primary suite with walk-in closet and private ensuite. The fully finished basement includes a large rec room, office space, laundry, and ample storage. Outside, enjoy a large west-facing backyard with a deck and storage shed. Recent updates include triple-pane windows, hot water tank, and refreshed bathrooms with new vanities, toilets, and vinyl plank flooring. This is a fantastic family home in a great location with wonderful neighbors â€" a true gem in the border of Rocky Ridge and Royal Oak!







Essential Information

MLS® # A2248257 Price \$639,000

Bedrooms 3
Bathrooms 3.00
Full Baths 3

Square Footage 1,270 Acres 0.14 Year Built 1998

Type Residential
Sub-Type Detached
Style 4 Level Split

Status Active

Community Information

Address 445 Rocky Ridge Bay Nw

Subdivision Rocky Ridge

City Calgary
County Calgary
Province Alberta
Postal Code T3G 4H8

Amenities

Amenities None Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home

Appliances Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window

Coverings

Heating Forced Air

Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Gas
Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard

Lot Description Back Yard, Cul-De-Sac

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 15th, 2025

Days on Market 61

Zoning R-CG

HOA Fees 275

HOA Fees Freq. ANN

Listing Details

Listing Office Grand Realty

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