

# \$774,900 - 59 Rocky Ridge Drive Nw, Calgary

MLS® #A2217909

**\$774,900**

4 Bedroom, 4.00 Bathroom, 1,954 sqft

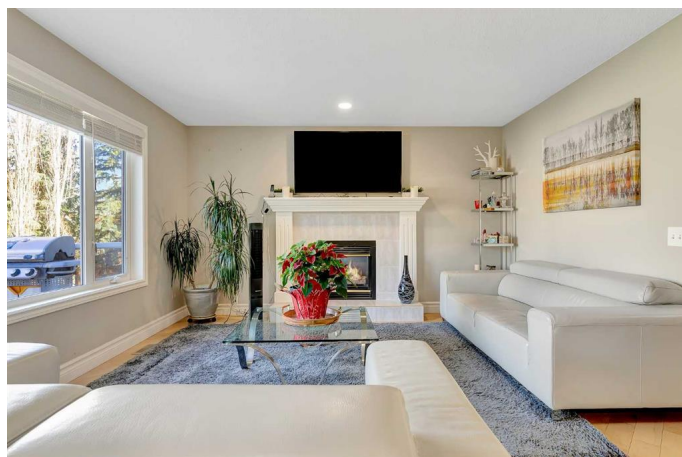
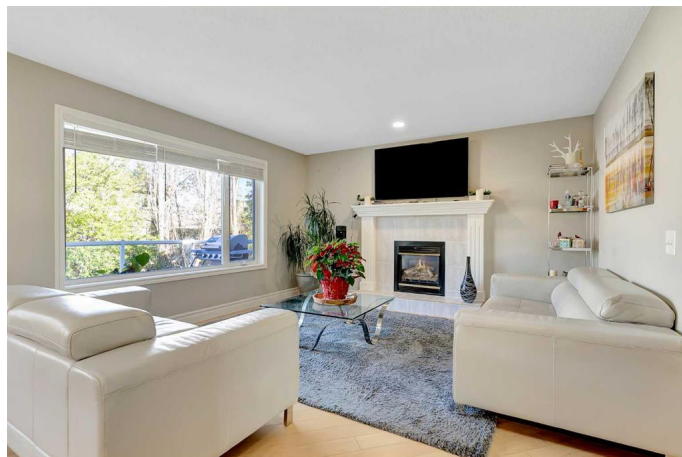
Residential on 0.10 Acres

Rocky Ridge, Calgary, Alberta

Beautifully updated 4-bedroom, 3.5-bathroom two-storey walkout in the highly sought-after community of Rocky Ridge. The main floor features new maple hardwood flooring throughout, a formal living room, renovated kitchen featuring a huge (Approximately 10'x3') island with quartz countertops, stainless steel appliances, new cabinetry, lighting, pantry, and a spacious dining area that opens to a deck with glass railing overlooking the private backyard. Enjoy the large, open-concept family room with a gas fireplace and mantle, convenient main floor laundry, 2-piece bath, and direct access to the oversized 20'x24' attached double garage. Upstairs you'll find new carpet, 3 bedrooms including a large primary suite with walk-in closet and a 4-piece ensuite with skylight, an updated 4-piece main bath, and a bonus room with beautiful west-facing mountain views, currently used as an office. The fully finished walkout basement offers a 4th bedroom, 3-piece bathroom, huge recreation room, extra storage, and direct access to the private patio and backyard. Just a 5-minute walk to Rocky Ridge Ranch and its tennis courts, splash park, skating, playground, and more. Conveniently, just a 20-minute walk to Tuscany LRT—this is a perfect family home in a prime location!

Built in 1996

## Essential Information



MLS® #	A2217909
Price	\$774,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,954
Acres	0.10
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	59 Rocky Ridge Drive Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4G1

### **Amenities**

Amenities	Clubhouse, Racquet Courts, Recreation Facilities
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Faces Front
# of Garages	2

### **Interior**

Interior Features	Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes

Basement                      Full, Walk-Out

**Exterior**

Exterior Features      Private Yard  
Lot Description        Back Yard, Gentle Sloping, Landscaped, Lawn, Rectangular Lot  
Roof                      Asphalt  
Construction          Stone, Vinyl Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              May 8th, 2025  
Days on Market        18  
Zoning                    R-CG  
HOA Fees                263  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            RE/MAX Complete Realty

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