



**420 Rocky Ridge Bay NW
Calgary, Alberta**

MLS # A2296012



\$814,900

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,265 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, Level, Rectan		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Chandelier, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage		

Inclusions: N/A

There is a distinct feeling you get when you walk into a home that has been loved by its original owners since day one—and 420 Rocky Ridge Bay NW is exactly that. Immaculately maintained and move-in ready, this home offers over 2,200 sq ft of functional above-grade living space, plus a fully finished basement designed for a family to live in. The main floor is built for everyday life and hosting alike, featuring multiple living areas and a dedicated home office. The kitchen is the heart of the home, opening up perfectly to the rest of the main level. Upstairs, you’ll find three generous bedrooms, including a massive primary retreat with an ensuite that defines the term "unwind space." The lower level adds even more flexibility with a large rec area, an additional bedroom, and massive storage—perfect for guests, teens, or a dedicated hobby space. We know the "big-ticket" items matter. With a newer furnace and hot water tank already handled, you can move in with total confidence. Set on a large, beautifully landscaped lot that backs onto green space, you get the rare combination of privacy and room to breathe. The double attached garage and ample driveway space mean there’s room for the whole family’s fleet. Living in Rocky Ridge means more than just a house; it’s a lifestyle. You’re walking distance away from the Rocky Ridge Community Centre (splash park, skating, tennis) and surrounded by top-tier schools, parks, and pathways. With quick access to Royal Oak and Crowfoot shopping—plus easy routes to the mountains via Stoney Trail—it’s easy to see why families stay in this community for the long haul. 420 Rocky Ridge Bay NW is the complete package. Come see what 18 years of meticulous care looks like. For more info, photos, and a guided 360 tour, click the links

below!