



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

MLS # A2299448



\$895,000

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,935 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Cul-De-Sac, Front Yard, Garden, Gazebo, LA		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wood Counters		
Inclusions:	windows blinds		

Welcome to a home that truly defines "pride of ownership." Originally built and thoughtfully upgraded by its sole owner, this property has undergone a complete top-to-bottom transformation, blending modern luxury with mechanical peace of mind. Experience the seamless flow of a bright, open floor plan designed for both daily life and effortless entertaining. Stunning new engineered flooring runs throughout, complemented by updated baseboards and modern doors. The heart of the home is a chef-inspired kitchen featuring sleek new cabinetry, durable quartz countertops, and a premium undermount sink—all highlighted by updated designer lighting. Upstairs, you will find three large bedrooms, including a private, fully renovated ensuite and an additional four-piece bathroom. With a total of 3.5 fully renovated bathrooms, including a spa-like master retreat and a brand-new full bath in the basement, there is convenience on every level. Unlike a typical renovation, the "bones" of this home have been fully renewed. Enjoy the security of a new roof, new windows, a high-efficiency furnace, new plumbing, and a new AC unit—all completed in 2024. The living area extends outdoors with new front and back deck extensions, perfect for summer hosting and maximizing curb appeal. The fully developed basement adds significant square footage, providing a versatile layout for a home theatre, gym, or guest suite. This isn't just a house; it's a move-in-ready sanctuary where every detail has been addressed with the care only an original owner provides. Located within walking distance to the Tuscany LRT station and the Rocky Ridge Ranch House (featuring a pool, tennis, and basketball courts), you are also minutes away from top-rated schools, parks, and shopping.