



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

MLS # A2170619



\$775,000

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,072 sq.ft.	Age:	1997 (27 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Lawn, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Quartz Counters, Soaking Tub		

Inclusions: Deep Freezer (Garage)

Welcome to 266 Rocky Ridge Bay NW, a remarkable family home nestled in the desirable community of Rocky Ridge, Calgary. This rare 4-bedroom-up layout is ideal for growing families and offers a well-thought-out design. The backyard is a private retreat, beautifully landscaped with mature trees, vibrant gardens, and generous outdoor space. The bright main floor boasts a spacious office, formal dining area, and an open-concept kitchen and living room, perfect for gatherings. Additionally, the main floor features a convenient powder room and laundry area. Upstairs, you’ll find four generously sized bedrooms, including the primary suite with its own en-suite. The fully finished basement offers extra living space and an additional flex room that can serve as a bedroom or office. Located on a quiet cul-de-sac with ample parking, this home is just steps away from parks, walking trails, and top-rated schools. Enjoy quick access to major routes for easy commuting to downtown or the mountains, and take advantage of nearby amenities like the world-class Shane Homes YMCA. This is an exceptional opportunity to own in one of Calgary’s most sought-after neighborhoods—don’t miss your chance!