

\$747,000 - 56 Rocky Ridge Drive Nw, Calgary

MLS® #A2256617

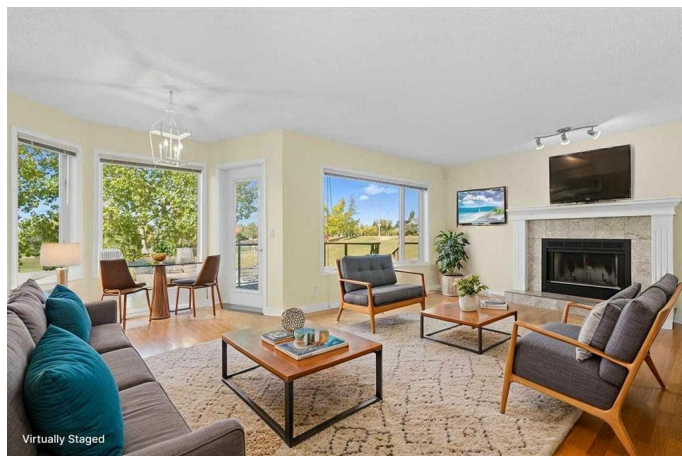
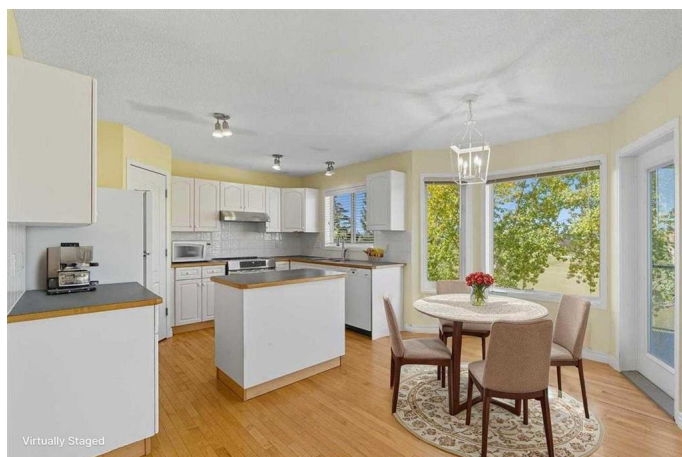
\$747,000

4 Bedroom, 4.00 Bathroom, 1,806 sqft

Residential on 0.10 Acres

Rocky Ridge, Calgary, Alberta

****OPEN HOUSE: Sun Sept 28, 12noon to 3pm**** Now is your chance to make your home in this lovely one-owner home in the popular family community of Rocky Ridge, here in this prime location backing West onto Rocky Ridge Park & the grounds of the Ranch Centre. With over 2400sqft of comfortable living on 3 levels, this fantastic Mapeland Homes two storey walkout enjoys 4 bedrooms & 3.5 bathrooms, relaxing central air, hardwood & laminate floors, 2 sensational decks & wonderful views of the mountains & park. Available for quick possession, youâ€™™ just love the family-friendly design of this sun-drenched home, which features newer (2016) maple floors throughout the main floor, large open concept living/dining room with bay window, great-sized family room with wood-burning fireplace & eat-in white kitchen with island & walk-in pantry, nook with bay window & the appliances include a newer Miele dishwasher & 1 year old stainless steel Frigidaire stove with convection oven/induction cooktop. Head on upstairs to the 2nd floor where youâ€™™ find 3 bedrooms & 2 full bathrooms, highlighted by the oversized primary bedroom with sitting area, walk-in closet & ensuite with separate shower & jetted tub with corner windows. The walkout level â€™™ with laminate floors, is beautifully finished with a games/rec room with built-in shelving, 4th bedroom with walk-in closet & French doors, bathroom with steam shower & loads of extra space for storage; & with the direct separate



entrance into the backyard, makes the walkout ideal for future multi-generational living. Handy main floor laundry with Maytag washer & dryer. The West backyard is fully fenced & landscaped, with a concrete patio, large storage shed/playhouse, raised garden beds & a gate to the park. In addition to the newer hardwood floors & stove, additional extra & improvement include Hunter Douglas blinds, baseboards (2016), cement pad & deck (both in 2025), hot water tank (2014), roof shingles (approx. 5-7 years), oversized 2 car garage with built-in shelving & irrigation system. The Rocky Ridge Ranch Centre is a leisurely stroll from your backyardâ€”with its sports fields & splash park, tennis courts, lake (with boating, kayaking & skating), community hall & playgrounds. Both the Shane Homes YMCA & Tuscany LRT station are only minutes away, & a quick drive takes you to shopping at the Rocky Ridge Co-op & Royal Oak Centre. And with its easy access to Stoney & Crowchild Trails, youâ€™ll have all the conveniences of living in Northwest Calgary at your fingertipsâ€”major retail centres, schools & University of Calgary, transit, recreational amenities, hospitals & downtown.

Built in 1996

Essential Information

MLS® #	A2256617
Price	\$747,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,806
Acres	0.10
Year Built	1996
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	56 Rocky Ridge Drive Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4G1

Amenities

Amenities	Park
Parking Spaces	4
Parking	Double Garage Attached, Garage Faces Front, Oversized
# of Garages	2

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, French Door, Jetted Tub, Kitchen Island, Pantry, Storage, Walk-In Closet(s), Steam Room
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garburator, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Tile, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Garden, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s), Greenbelt, Landscaped, No Neighbours Behind, Rectangular Lot, Underground Sprinklers, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 25th, 2025
Days on Market	1
Zoning	R-CG
HOA Fees	250
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
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