



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

**MLS # A2306006**



**\$799,900**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!