



GRASSROOTS
REALTY GROUP

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545 Rocky Ridge Bay NW
Calgary, Alberta

MLS # A2308309



\$839,900

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,771 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Dog Run Fenced In, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

For the very first time, this cherished Rocky Ridge Bay bungalow with loft is offered for sale to the market by the original owner. Some homes get “lived in.” This one got loved, cared, tendered, and immaculately maintained throughout since day one, with barely a scuff to show. Privately tucked at the end of a cul-de-sac and screened behind mature trees, this Marquis Communities home is ready to welcome its next family. Beautifully appointed and offering a total of 1,770 sq ft, this home features 2+2 bedrooms, 3.5 bathrooms, and a fully finished walkout basement. Upon entry, you’re greeted by an abundance of natural light, an inviting floor plan, and oversized windows that brighten every corner of the home. Step in off ceramic tile at the entrance that transitions into rich hardwood flooring, guiding you past the formal dining room at the front of the home and into the window-wrapped sunken family room, picturesquely anchored by a cozy gas fireplace, the perfect place to gather, entertain, or unwind. Just beyond, the sun-filled kitchen dazzles with a skylight, sleek black quartz counters, a centre island with storage, and an organized corner pantry. Whether at the breakfast bar, kitchen nook, or the composite deck with a gas BBQ hookup, this home was built for effortless everyday entertaining. Tucked away, the primary suite offers a peaceful escape with a skylight, glass block windows, LVP flooring, a walk-in closet, and a four-piece ensuite. Rounding out the main level is a powder room and direct garage access into the laundry room, a drop zone for groceries or wet clothes in the washer. Upstairs, overlooking the front of the home, sits a carpeted wing all its own: a bonus room or bedroom with a three-piece ensuite and walk-in closet, perfect for a teenager who wants space, a guest who wants privacy, a home

office, or a media room tucked away, undisturbed, behind a closed door. Heading downstairs, the fully carpeted walkout basement expands your living space with a large recreation room, warmed by a second gas fireplace, two more bedrooms, a four-piece bathroom, and a generous storage and utility room with a sink and built-in shelving, so everything has a place. Outside, the double attached garage paired with driveway parking fits a total of five cars, great for car enthusiasts, large families or hosting guests. Out back is private and completely fenced, with a dedicated dog run along the side, giving every member, including four-legged ones, room to roam. As a Rocky Ridge homeowner, you'll gain exclusive access to the Rocky Ridge Ranch HOA, a hub of community events, group classes, and amenities. The location can't be beat for a rounded lifestyle with well-regarded schools, scenic paths, YMCA, nearby shops, grocers, restaurants, and gas bar. Commuting is effortless too, with a bus stop steps from the front door, easy access to the C-Train, and fast highway access via Crowchild and Stoney. This isn't just a house; it's the start of your family's own story.