



**22 Rockyvalley Villas NW
Calgary, Alberta**

MLS # A2314192



\$495,000

Division:	Rocky Ridge		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,229 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Additional Parking, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Front Ya		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Other, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 468
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-CG d38
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: N/A

Location, Location, Location …. This is the home you have been waiting for. This open concept layout featuring 3 bedrooms and 3½ baths with a fully developed walkout basement is in the highly desirable community of Rocky Ridge. The patio and private deck overlook a private treed environmental reserve, with a natural gas line installed. The kitchen provides ample maple cabinetry, wrap-around breakfast bar, tiled back splash, upgraded counters, and a large nook overlooking the nature reserve. The main floor is very functional and is accentuated by high quality engineered wood flooring, 9-foot vaulted ceilings, corner tile gas fireplace with a TV ledge, large windows and a half bath. On the upper level you have two well appointed bedrooms with large windows and closets, and a 4-piece bathroom. The spacious primary suite has a 4 piece ensuite bathroom and walk-in closet with windows looking out to the environmental reserve. The lower level is fully developed to meet your needs as a family/recreation area with an additional 4-piece bathroom and access to the private patio. A new furnace was installed in October 2024. The home has central air conditioning, central vacuum system, alarm system, and an attached single car garage with an added parking spot on the driveway. All furniture and items in the house are available if you desire. Located across from the COOP Shopping centre, on the corner is a city bus stop, and nearby you will find walking/hiking trails, an LRT station, a YMCA, the Crowfoot Shopping Centre, and you are just a few minutes to Stoney Trail that provides quick and easy access to all the other features that the City of Calgary has to offer … access to the airport and the Mountains, minutes away. Do not miss seeing this exceptional townhouse.

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