



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

436 Rocky Ridge Bay NW
Calgary, Alberta

MLS # A2351708



\$639,300

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,654 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Lawn, No Neighbours Behind		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry		

Inclusions: N/A

Welcome to this beautifully maintained 3-bedroom, 3-bathroom home in the desirable NW community of Rocky Ridge! Tucked away in a quiet cul-de-sac, this inviting home offers a family-friendly setting, attractive curb appeal, and convenient access to everyday amenities. Recent updates include BRAND NEW CARPET throughout, fresh PAINT throughout the entire home, a NEW KITCHEN BACKSPLASH, freshly painted kitchen and upstairs bathroom cabinetry, NEW TOILETS and bathroom FAUCETS throughout, a NEW downstairs bathroom vanity and mirror, and a NEW OUTDOOR FAUCET. The open and functional kitchen features white cabinetry, stainless steel appliances, a centre island, a convenient corner pantry, and a window above the sink overlooking the backyard. The adjacent eating nook provides easy access to the back deck, while the bright and welcoming living room showcases a corner fireplace with a tile surround and large windows overlooking the backyard. Upstairs, the spacious primary bedroom offers a walk-in closet and a 4-piece ensuite featuring a jetted tub, separate shower, and generous vanity space. Two additional well-sized bedrooms, a 4-piece main bathroom, convenient upper-floor laundry, and a versatile loft—ideal for a home office or reading nook—complete the upper level. The full, unfinished basement offers excellent potential for future development. Outside, enjoy the fully fenced backyard with a good-sized storage shed, along with the added charm of adjacent green space. The location is hard to beat, with beautiful walking pathways throughout the neighborhood, Tuscany LRT station less than a 10-minute walk away, and Royal Oak shopping centre, Co-op, and the state-of-the-art Shane Homes YMCA all less than a 5-minute drive away. With quick access to Stoney Trail and Crowchild Trail, getting around the city or

heading out to the mountains is easy. A wonderful opportunity to enjoy comfortable family living in a fantastic NW Calgary location!