

# \$669,900 - 42 Rocky Ridge Circle Nw, Calgary

MLS® #A2223883

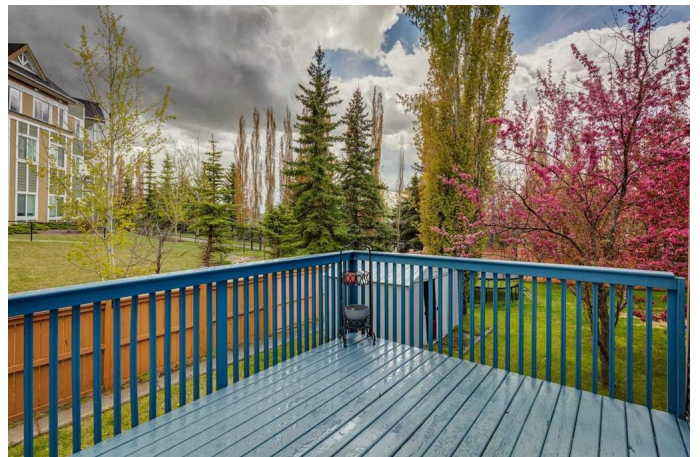
**\$669,900**

3 Bedroom, 3.00 Bathroom, 1,716 sqft

Residential on 0.09 Acres

Rocky Ridge, Calgary, Alberta

Step into this beautifully refreshed, bright and airy 2-storey home in Calgary's sought-after Rocky Ridge, where modern updates and timeless charm blend seamlessly to create the perfect family home. The main floor impresses with a soaring 2-storey ceiling in the living room, anchored by a striking gas fireplace with a classic brick surround and expansive windows that flood the space with natural light. Upon entering this special home, you will be greeted by a versatile front flex room, offering endless possibilities as a home office, playroom, music room, or cozy sitting area. Entertain with ease in the formal dining room or gather in the heart of the home - the beautifully updated kitchen (approximately 4 years ago), featuring stainless steel appliances, quartz countertops featuring a breakfast bar, a modern backsplash, large pantry, and new cabinetry. Just off the kitchen, you'll also find a charming breakfast nook, perfect for casual meals or morning coffee. Convenience is key with a main floor laundry room and a half bathroom just off the double attached garage. The main floor also features 4-year old hardwood throughout. Upstairs, you'll find 3 generously sized bedrooms, including a serene primary suite complete with a walk-in closet and a spa-inspired ensuite boasting a corner soaker tub, separate shower, and brand-new vanity, sink, and faucet (never used!). The additional full bathroom upstairs also showcases a brand-new vanity, sink, and faucets, ensuring



a cohesive and contemporary feel. Step outside to the partially fenced backyard, where a large raised deck invites summer barbecues and relaxation under the shade of mature trees. Additional highlights include air conditioning for year-round comfort (new in 2022), new furnace in 2022, new hood fan (2025 never used), new lighting fixtures (2022), painted back deck (2025), and an undeveloped basement awaiting your personal touch for your growing family. This home is located just one house away from a walking path that leads directly to the amazing Rocky Ridge Ranch Centre (just a 2-minute walk!) offering tennis courts, playgrounds, a water park, pond with kayaks, and playing fields. Stay active at the nearby Shane Homes YMCA, featuring a 25-meter pool, NHL-sized ice rink, fitness center, climbing wall, indoor track, and a 3,000-square-foot public library. Shopping and dining are a breeze with Crowfoot Crossing and Royal Oak Centre just minutes away, providing a variety of stores, restaurants, and services. Families will appreciate the proximity to reputable schools such as Royal Oak School, William D. Pratt School, and Robert Thirsk High School. Commuting is effortless with easy access to major roadways like Crowchild Trail and Stoney Trail, as well as the nearby Tuscany LRT station. Don't miss the opportunity to make this exceptional Rocky Ridge home your own - schedule your private showing today!

Built in 1998

**Essential Information**

MLS® #	A2223883
Price	\$669,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	1,716
Acres	0.09
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	42 Rocky Ridge Circle Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4P1

### Amenities

Amenities	Other, Park, Playground, Clubhouse
Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Garage Door Opener, Off Street, Concrete Driveway, Garage Faces Front
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Street Lighting, Close to Clubhouse, Few Trees, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 23rd, 2025
Days on Market	23
Zoning	R-CG
HOA Fees	263
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.