

\$769,900 - 521 Rocky Ridge View Nw, Calgary

MLS® #A2267186

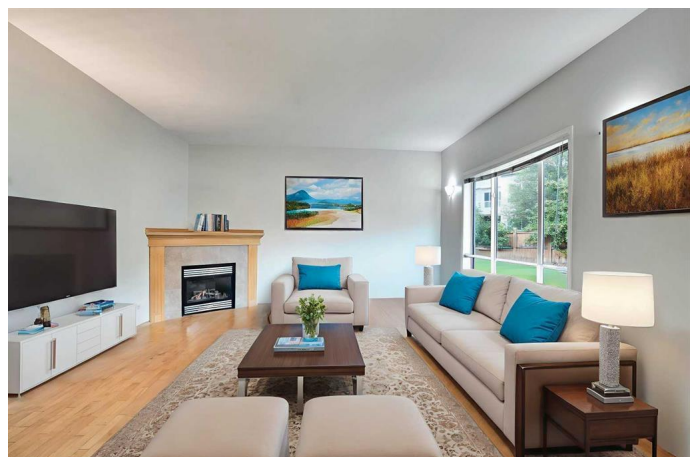
\$769,900

4 Bedroom, 4.00 Bathroom, 2,364 sqft

Residential on 0.12 Acres

Rocky Ridge, Calgary, Alberta

Welcome home to the sought-after community Rocky Ridge where natural beauty meets every day convenience. This well maintained 2,364 sq ft, 4 bedroom, 4 bathroom home is situated on a large pie-shaped lot with sunny, southern exposure. Inside, you're greeted by a soaring two-storey foyer, an open-concept main floor featuring hardwood floors, a cozy corner gas fireplace, a friendly kitchen with stainless steel appliances, and a functional island with a raised breakfast bar. The bright dining area offers direct access to the backyard, perfect for indoor-outdoor living. French doors open to a versatile flex room ideal for a home office, a convenient half-bath, a laundry room and access to the double attached heated garage complete the main level. Relax in the spacious bonus room where a second gas fireplace and large bright windows allow the light to cascade in...the perfect spot to unwind and take in the mountain views. The generous primary suite features a spa-like ensuite with a jetted tub, while two additional bedrooms and a full bath provide plenty of space for family or guests. The fenced, private back yard is complete with a patio, mature trees and a natural gas hook up for you BBQ or patio heater. The partially finished basement includes a completed bedroom that is a perfect guest room as well as a beautiful full bath with heated tile floors. The partially finished recreation room has the framing and wiring in place and a third gas fireplace (included) has been professionally



installed. A large, new central air conditioner (2024) will keep you cool in the summer. The attached double garage is heated, keeping your vehicles well protected from the outside winter elements. Recent updates such as fresh paint (August) and brand-new carpet (August) throughout add to the move-in readiness of this terrific family home. All this, just minutes from top-rated schools, transit, shopping, parks, and year-round outdoor amenities. Donâ€™t miss your chance to own this terrific family property and call Rocky Ridge home! Be sure to ask about the closing incentive too!

Built in 2002

Essential Information

MLS® #	A2267186
Price	\$769,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,364
Acres	0.12
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	521 Rocky Ridge View Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G4X3

Amenities

Amenities	None
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached
# of Garages	2

Interior

Interior Features	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Garburator, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Basement, Family Room, Gas, Living Room
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line, Fire Pit, Private Yard
Lot Description	Irregular Lot, Private
Roof	Shake
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 5th, 2025
Days on Market	1
Zoning	R-CG
HOA Fees	263
HOA Fees Freq.	ANN

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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