

431 Rocky Ridge Bay NW
Calgary, Alberta

MLS # A2224048



\$720,000

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,658 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Oversized		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: none

Thoughtfully updated and ideally located in sought-after Rocky Ridge, this fully finished detached home offers over 2,500 sqft of versatile living space, 4 bedrooms, and 3.5 bathrooms. The main level impresses with an welcoming foyer open to above, renovated two tone kitchen, stylish new laminate flooring, and a bright kitchen/dining area that flows to the backyard—complete with a sunny deck, lots of vegetation and perfect lawn. The family room features a gas fireplace with an amazing built in. The main floor front room has lots of possibilities for use - dining room, could be a second living room or office. Upstairs, the spacious primary suite includes a walk-in closet and a newly renovated, IN FLOOR HEATED, 5-pc ensuite. Two additional bedrooms and another renovated (IN FLOOR HEATED) full bath complete the upper level. The finished basement adds a large flex room, fourth bedroom, and 3-pc bath with IN FLOOR HEAT—perfect for guests, teens, or a home office. Additional highlights include air conditioning (2021), a new roof (2020), ALL windows and doors (2021), and updated bathrooms. With an oversized double HEATED attached garage and access to parks, schools, CTRAIN (5 minutes walk), transit, and shopping, this home offers a complete package for modern family living.