

# \$737,000 - 56 Rocky Ridge Drive Nw, Calgary

MLS® #A2256617

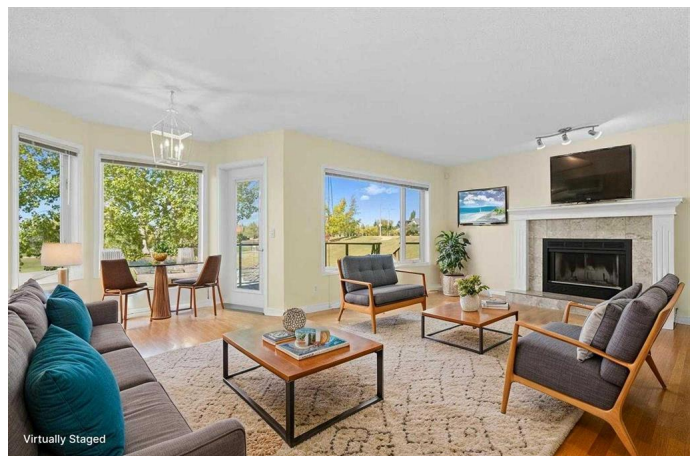
**\$737,000**

4 Bedroom, 4.00 Bathroom, 1,806 sqft

Residential on 0.10 Acres

Rocky Ridge, Calgary, Alberta

Now is your chance to make your home in this lovely one-owner home in the popular family community of Rocky Ridge, here in this prime location backing West onto Rocky Ridge Park & the grounds of the Ranch Centre. With over 2400sqft of comfortable living on 3 levels, this fantastic Mapeland Homes two storey walkout enjoys 4 bedrooms & 3.5 bathrooms, relaxing central air, hardwood & laminate floors, 2 sensational decks & wonderful views of the mountains & park. Available for quick possession, youâ€™™ll just love the family-friendly design of this sun-drenched home, which features newer (2016) maple floors throughout the main floor, large open concept living/dining room with bay window, great-sized family room with wood-burning fireplace & eat-in white kitchen with island & walk-in pantry, nook with bay window & the appliances include a newer Miele dishwasher & 1 year old stainless steel Frigidaire stove with convection oven/induction cooktop. Head on upstairs to the 2nd floor where youâ€™™ll find 3 bedrooms & 2 full bathrooms, highlighted by the oversized primary bedroom with sitting area, walk-in closet & ensuite with separate shower & jetted tub with corner windows. The walkout level â€“ with laminate floors, is beautifully finished with a games/rec room with built-in shelving, 4th bedroom with walk-in closet & French doors, bathroom with steam shower & loads of extra space for storage; & with the direct separate entrance into the backyard, makes the walkout ideal for



future multi-generational living. Handy main floor laundry with Maytag washer & dryer. The West backyard is fully fenced & landscaped, with a concrete patio, large storage shed/playhouse, raised garden beds & a gate to the park. In addition to the newer hardwood floors & stove, additional extra & improvement include Hunter Douglas blinds, baseboards (2016), cement pad & deck (both in 2025), hot water tank (2014), roof shingles (2018 upgraded), oversized 2 car garage with built-in shelving & irrigation system. The Rocky Ridge Ranch Centre is a leisurely stroll from your backyard—with its sports fields & splash park, tennis courts, lake (with boating, kayaking & skating), community hall & playgrounds. Both the Shane Homes YMCA & Tuscany LRT station are only minutes away, & a quick drive takes you to shopping at the Rocky Ridge Co-op & Royal Oak Centre. And with its easy access to Stoney & Crowchild Trails, you™ll have all the conveniences of living in Northwest Calgary at your fingertips—major retail centres, schools & University of Calgary, transit, recreational amenities, hospitals & downtown.

Built in 1996

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2256617    |
| Price          | \$737,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,806       |
| Acres          | 0.10        |
| Year Built     | 1996        |
| Type           | Residential |
| Sub-Type       | Detached    |

|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 56 Rocky Ridge Drive Nw |
| Subdivision | Rocky Ridge             |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3G 4G1                 |

### Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Amenities      | Park                                                  |
| Parking Spaces | 4                                                     |
| Parking        | Double Garage Attached, Garage Faces Front, Oversized |
| # of Garages   | 2                                                     |

### Interior

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Central Vacuum, French Door, Kitchen Island, Pantry, Steam Room, Storage, Walk-In Closet(s), Jetted Tub |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garburator, Range Hood, Refrigerator, Washer, Window Coverings                 |
| Heating           | Forced Air, Natural Gas                                                                                                                    |
| Cooling           | Central Air                                                                                                                                |
| Fireplace         | Yes                                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                                          |
| Fireplaces        | Family Room, Tile, Wood Burning                                                                                                            |
| Has Basement      | Yes                                                                                                                                        |
| Basement          | Finished, Full, Walk-Out                                                                                                                   |

### Exterior

|                   |                                                                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Garden, Private Yard, Storage                                                                                                                            |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s), Greenbelt, Landscaped, No Neighbours Behind, Rectangular Lot, Underground Sprinklers, Views |
| Roof              | Asphalt Shingle                                                                                                                                                        |
| Construction      | Vinyl Siding, Wood Frame                                                                                                                                               |
| Foundation        | Poured Concrete                                                                                                                                                        |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 11                   |
| Zoning         | R-CG                 |
| HOA Fees       | 250                  |
| HOA Fees Freq. | ANN                  |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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.