

412 Rocky Ridge Bay NW  
Calgary, Alberta

MLS # A2227651



\$774,900

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,947 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Few Trees, Irregular Lot, Landscaped, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, Kitchen Island, Pantry, Storage		

Inclusions: N/A

Located on a quiet cul-de-sac, this 4-bedroom, 3.5-bathroom home combines comfort, style, and convenience. With easy access to downtown, major roads, and community amenities, it offers serene living in a prime location. Enjoy 1,031 sq. ft. of extra space in the fully developed basement—perfect for guests or entertainment. Recent upgrades include new doors, decks, roofing, gutters, appliances, and more. The open-concept kitchen features a walk-through pantry and updated finishes throughout. Outside, a mature landscaped yard leads to an oversized double garage. You're just a short walk from Tuscany LRT, with parks, schools, and shopping nearby. A perfect family home in sought-after Rocky Ridge.