

# \$798,000 - 126 Rocky Ridge Landing Nw, Calgary

MLS® #A2222894

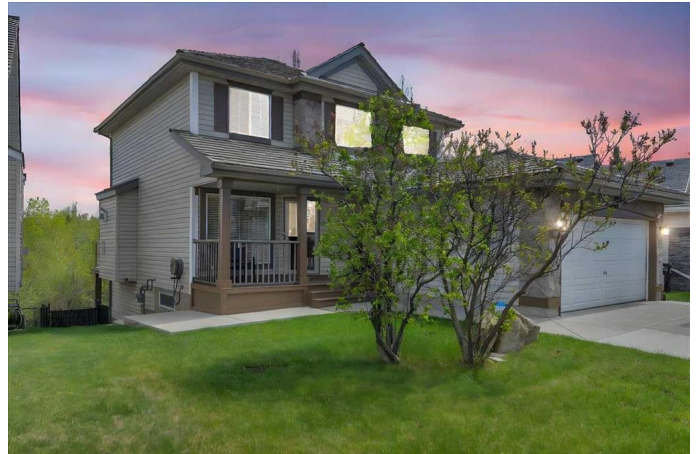
**\$798,000**

3 Bedroom, 3.00 Bathroom, 1,802 sqft

Residential on 0.11 Acres

Rocky Ridge, Calgary, Alberta

Meticulously cared for walk out two story home perfectly situated in a premium Rocky Ridge location. This property offers a truly beautiful setting, BACKING ONTO A PICTURESQUE POND surrounded by lush trees and green space, with miles of scenic walkways at your doorstep. The main floor of this gorgeous home features a spacious office or flex room, catering to all your needs for work or leisure. The inviting living room is open and airy, providing perfect views and seamlessly connecting with the updated white kitchen. The kitchen is a chef's delight with gorgeous granite countertops, a gas range, a corner pantry, a separate wine/beverage fridge, and an expansive island with a UNIQUE, HEATED GRANITE COUNTERTOP. Adjoining the kitchen, the spacious eating area is surrounded by walls of windows, flooding the space with natural light and offering breathtaking views of the treed pond area. This harmonious connection with nature creates a serene and inviting ambiance throughout the home. The developed walkout basement is versatile and can be tailored to your lifestyle, whether you require a TV room, exercise space, or more. Step outside onto the lower level covered concrete patio, an ideal spot for relaxation with a private hot tub that overlooks the tranquil pond setting. Additional features include central air, tankless hot water system, 2 wall mounted tv's, approximately \$4,000 recently spent on updating the furnace, Smart Home features for main lighting and



keypad entry locks from Alexa, Google, etc., fully insulated, drywalled and heated attached garage with 2 black & silver locking Gladiator storage units, and an extra wide front driveway accommodates parking for three cars side by side. With its beautiful curb appeal, including a cozy front verandah, this home is perfect, whether hosting friends and family or savoring quiet moments. Only minutes from schools, shopping and the stunning world class Rocky Ridge YMCA, THIS LOCATION IS HARD TO BEAT!

Built in 1997

**Essential Information**

MLS® #	A2222894
Price	\$798,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,802
Acres	0.11
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	126 Rocky Ridge Landing Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4H5

**Amenities**

Amenities	Clubhouse, Playground, Recreation Facilities
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Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Heated Garage
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Closet Organizers, French Door, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Tankless Hot Water, Walk-In Closet(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, No Neighbours Behind, Pie Shaped Lot, Private
Roof	Pine Shake
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 21st, 2025
Days on Market	3
Zoning	R-CG
HOA Fees	262
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX Landan Real Estate
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