# \$779,000 - 432 Rocky Ridge Drive Nw, Calgary

MLS® #A2212659

# \$779,000

5 Bedroom, 3.00 Bathroom, 1,337 sqft Residential on 0.11 Acres

Rocky Ridge, Calgary, Alberta

"OPEN HOUSE ON SUNDAY MAY 4 FROM 2-4 PM "PRICE ADJUSMENT!!!!Welcome to this beautifully RENOVATED home in the desirable community of Rocky Ridge! Step inside and you'll immediately appreciate the NEW fresh paint on all the walls and baseboards throughout. The large windows allowing in plenty of natural sunlight, complemented by the stylish glass railing give the home an open and airy feel! A spacious living room with a beautifully tiled electric fireplace as a centerpiece adds to this home's aesthetics.

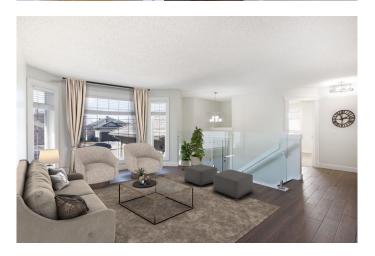
The UPDATED kitchen features countertops including a central kitchen island, updated sink and fixtures, plenty of cabinets and BRAND NEW appliances (2025) and refrigerator (2024). The main level has 3 bedrooms and 2 full bathrooms. The primary bedroom is complete with a generously sized walk-in closet and RENOVATED 3-pc ensuite bath. All the bedrooms are finished with BRAND NEW carpet!

The basement has been entirely RENOVATED featuring NEW flooring, doors, light fixtures, paint and plugs. 2 additional bedrooms, another recently updated full bathroom and a massive rec area complete the lower level.

The backyard is a dream! With ~\$50,000 in concrete work including a large concrete pad, bullnose finishing on the stairs, planters and







patio tiles - this is a great space to spend your summer evenings!

One of the few homes with a STUCCO exterior and surrounded by million dollar homes just across the street, this home is also conveniently located within a short drive to the Royal Oak (K-4) school, the William D. Pratt middle school, the YMCA, multiple grocery stores and shops. With easy access to downtown and the mountains via highway 1A, this home is a must see! Call to book your private showing today

#### Built in 2002

### **Essential Information**

MLS® # A2212659

Price \$779,000

Bedrooms 5 Bathrooms 3.00

Full Baths 3

Square Footage 1,337
Acres 0.11
Year Built 2002

Type Residential Sub-Type Detached

Style Bi-Level

Status Active

# **Community Information**

Address 432 Rocky Ridge Drive Nw

Subdivision Rocky Ridge

City Calgary
County Calgary
Province Alberta
Postal Code T3G 5C2

# **Amenities**

Amenities Other

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

## Interior

Interior Features Kitchen Island, Open Floorplan, Pantry

Appliances Dishwasher, Dryer, Electric Stove, Microwave, Range Hood,

Refrigerator, Washer

Heating Forced Air

Cooling Other Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features Private Yard

Lot Description Back Yard, Landscaped, Rectangular Lot

Roof Shake, Wood

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed April 16th, 2025

Days on Market 18

Zoning R-CG

HOA Fees 263

HOA Fees Freq. ANN

# **Listing Details**

Listing Office RE/MAX Real Estate (Mountain View)

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.