

# \$774,900 - 412 Rocky Ridge Bay Nw, Calgary

MLS® #A2227651

## \$774,900

4 Bedroom, 4.00 Bathroom, 1,947 sqft  
Residential on 0.17 Acres

Rocky Ridge, Calgary, Alberta

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.

Built in 1997

### Essential Information

MLS® #	A2227651
Price	\$774,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,947
Acres	0.17



Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	412 Rocky Ridge Bay Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4H8

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Off Street
# of Garages	2

### Interior

Interior Features	Central Vacuum, Granite Counters, Kitchen Island, Pantry, Storage
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Gas Range
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden, Lighting, Private Yard
Lot Description	Back Yard, Few Trees, Irregular Lot, Landscaped, Street Lighting
Roof	Asphalt
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 4th, 2025
Days on Market	4
Zoning	R1

### Listing Details

Listing Office

PG Direct Realty Ltd.

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