16 Rocky Ridge Landing NW

Calgary | Active | MLS® A2342109

$889,000









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**1995**	**2,170 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Solutions

A closer look

CUSTOM EXECUTIVE home, BACKING onto POND and PATH, SIDING onto PARK! This is that RARE combination you have been waiting for! Stunning curb appeal with lower stone PATIO that leads up to your FRONT veranda (17'6x4'6). Step inside to soaring VAULTED CEILINGS, HARDWOOD floors, an ABUNDANCE of light with new triple pane front windows and double pane side windows (2023). SPACIOUS living room and FORMAL dining room segway into the kitchen, overlooking the PRIVATE and low maintenance backyard with dog run. Kitchen with QUARTZ countertops, GAS cooktop, walk-in PANTRY with CUSTOM SHELVING/ORGANIZING system. EAT-IN open nook large enough for table for six. DOUBLE-DOORS lead to your CHARACTER family room, with GAS FIREPLACE with masonry and mantle, full VIEW of the yard w/FOUR enormous windows reaching the vaulted peak, showcasing the gardens, path and pond, great for relaxing, game night, TV room or music room. Adjacent is a LARGE OFFICE quietly tucked away on the main floor, and 2-PC POWDER room. Garden door to backyard with two-tier decking (20'0x18'0), lower stone patio with sunken firepit, and VIEWS of POND, mature trees and the occasional MOOSE. Second floor features THREE bedrooms including your OWNER's RETREAT, taking in the VIEW, complete with RENOVATED ENSUITE (2020): HEATED tile floor, massive SOAKER TUB, glass shower, custom WALK-IN closet, new cabinetry with LOADS OF STORAGE, QUARTZ counter, new sink/toilet/fixtures. SUNSHINE BASEMENT is fully finished with ANOTHER TWO bedrooms (one large enough for pool table), BIG REC SPACE with another GAS FIREPLACE, WET BAR, CLOSET for storage, 3-PIECE bath, PLUS HUGE STORAGE room in with mechanicals. DOUBLE GARAGE is oversized (23'6 x 22'4), with entry into your MAIN FLOOR LAUNDRY room. ALL this with HOA amenities including splash park and clubhouse! So close to LRT station, YMCA, shopping, Stoney Trail, Crowchild. ALL POLYB REPLACED (2020); Roof (2018), HWT (2026), Furnace and AC unit (2022), Water softener (2021), new front and back doors (2023), Glass deck railings (2019), and SO MUCH MORE. Best value in the city. Book your private viewing today or miss out.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2342109
Bedrooms	5
Bathrooms	4
Year Built	1995
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,170 sq. ft.
Main Level Finished Area:	1,294.77 sq. ft.
Upper Level Finished Area:	875.23 sq. ft.
Below Grade Finished Area:	1,042.56 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	5,468 sq. ft.
Lot Frontage:	18'11 7/8 "
Front Exposure:	South
Floor Location:	Ground
Levels:	Two
End Unit:	No Common Walls
Total Rooms Above Grade:	8
Year built:	1995 (Age: 31)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	9512481
Heating:	Central, Fireplace(s), Forced Air, Natural Gas
Basement:	Full, Finished, None

Foundation:	Poured Concrete
Builder:	Sundance Homes
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Central Air
Fireplaces:	2
Fireplace Details:	Basement, Blower Fan, Brick Facing, Family Room, Gas, Mantle
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Off Street, Oversized
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Main Level, Sink
HOA Fee:	$262.50
City Quadrant:	Northwest
Community:	Rocky Ridge
Amenities:	Boating, Clubhouse, Park, Party Room, Playground, Recreation Facilities
Appliances:	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Humidifier, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Inclusions:	TV in basement with TV bracket
Restrictions:	Utility Right Of Way

Main Floor	Living Room · 13' × 11'6" ·
Main Floor	Family Room · 15' × 15' ·
Main Floor	Kitchen · 16'2" × 10'2" ·
Main Floor	Dining Room · 13'6" × 10' ·
Main Floor	Breakfast Nook · 13'9" × 7'2" ·
Main Floor	Office · 11'1" × 9'5" ·
Main Floor	Laundry · 7'5" × 6'5" ·
2nd Floor	Bedroom - Primary · 14'11" × 12'2" ·
2nd Floor	Walk-In Closet · 8'3" × 7'8" ·
2nd Floor	Bedroom · 12'3" × 10' ·
2nd Floor	Bedroom · 11'9" × 9'11" ·
Basement	Family Room · 24'5" × 16'4" ·
Basement	Bedroom · 13'9" × 13'2" ·
Basement	Bedroom · 11'9" × 10' ·
Basement	Storage · 13'5" × 10'8" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound
Exterior Features:	Dog Run, Garden, Lighting, Private Yard, Storage
Patio And Porch Features:	Deck, Front Porch, Patio
Lot Features:	Backs on to Park/Green Space, Close to Clubhouse, Environmental Reserve, Front Yard, Irregular Lot, Landscaped, Low Maintenance Landscape, No Back Lane, No Neighbours Behind, Views
Num. of Parcels:	0
Fencing:	Cross Fenced, Fenced

Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-C1
Listed Date:	Sep 03, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/16-rocky-ridge-landing-nw-calgary-a2342109/

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