35 Rockyledge Rise NW

Calgary | Active | MLS® A2352579

$784,900









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2004**	**2,152.39 sq. ft.**

Your next move starts with a conversation.

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Listed by Jayman Realty Inc.

A closer look

QUICK POSSESSION | ROCKY RIDGE | WALKOUT BASEMENT | MOUNTAIN VIEWS | OVER 3,110 SQ. FT. OF DEVELOPED LIVING SPACE Welcome to this exceptionally clean and beautifully maintained 3+1-bedroom family home, ideally situated on a quiet Rocky Ridge street. Offering more than 3,110 sq. ft. of developed living space, this custom-designed walkout home combines a bright, open floor plan with impressive mountain views and a private setting with no neighbours directly behind. The sun-filled main level features upgraded hardwood, carpet, and tile flooring. A spacious foyer opens to the semi-formal dining room and flows naturally into the main living areas. At the heart of the home is the chef-inspired kitchen, featuring an abundance of counter space, maple shaker-style cabinetry, stainless-steel and black appliances, and a large centre island-perfect for entertaining and everyday family living. The adjoining breakfast nook and bright great room offer outstanding sightlines, beautiful mountain views, and a seamless open-concept design. Upstairs, you will find three generously sized bedrooms, two full bathrooms, and a spacious bonus room with vaulted ceilings. The layout provides an excellent balance of shared family space and private retreats. The fully developed walkout basement adds approximately 852 sq. ft. of versatile living space, including a large family room, wet bar, fourth bedroom, bathroom, and ample storage. A patio door provides direct access to the lower outdoor living area. The southwest-facing backyard is fully fenced and landscaped, with no neighbours directly behind. An oversized upper deck with aluminum railing and a lower concrete patio create inviting spaces for relaxing, barbecuing, and entertaining while enjoying the open outlook. Additional highlights include: Two gas fireplaces with stone and tile detailing / Knockdown ceilings - white-painted doors, casings, and baseboards / Oversized 22' x 20' front-attached double garage - Full concrete driveway - Additional street parking / Quiet, family-friendly location. Enjoy convenient access to schools, day cares, shopping, parks, playgrounds, pathways, Crowchild Trail, Stoney Trail, and public transit. This bright, spacious, and move-in-ready Rocky Ridge home must be seen to be fully appreciated. Contact your REALTOR® today to arrange a private viewing!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352579
Bedrooms	4
Bathrooms	4
Year Built	2004
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:	2,152.39 sq. ft.
Main Level Finished Area:	978.72 sq. ft.
Upper Level Finished Area:	1,173.67 sq. ft.
Below Grade Finished Area:	852.65 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	4,111 sq. ft.
Lot Frontage:	40'1½"
Front Exposure:	Northeast
Unit Exposure:	Northeast
Floor Location:	Ground
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2004 (Age: 22)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	0310593
Heating:	Forced Air, Natural Gas

Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
Builder:	MAPLELAND
New Constr.:	No
Construction Material:	Stone, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	2
Fireplace Details:	Brick Facing, Family Room, Gas, Mantle, Recreation Room
Garage:	Yes
Garage Spaces:	2
Parking:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Main Level
HOA Fee:	$262.50
City Quadrant:	Northwest
Community:	Rocky Ridge
Amenities:	Other
Appliances:	Bar Fridge, Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	N/A

Restrictions:	Easement Registered On Title, Restrictive Covenant-Building Design/Size, Utility Right Of Way
Main Floor	Living Room · 15'6" × 12'6" ·
Main Floor	Kitchen · 13'5" × 12' ·
Main Floor	Foyer · 6' × 5' ·
Main Floor	Dining Room · 11'5" × 10'6" ·
Main Floor	Pantry · 5'8" × 3'9" ·
Upper Level	Laundry · 8'11" × 6'7" ·
Upper Level	Bedroom - Primary · 15'6" × 12'6" ·
Upper Level	Bedroom · 13'1" × 9'7" ·
Upper Level	Bedroom · 10'8" × 10'4" ·
Upper Level	Bonus Room · 18' × 12' ·
Basement	Furnace/Utility Room · 12'5" × 6'6" ·
Basement	Bedroom · 12'8" × 11'1" ·
Basement	Family Room · 15'6" × 12'6" ·
Basement	Game Room · 16'2" × 12'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar
Exterior Features:	Lighting, Private Yard
Patio And Porch Features:	Deck, Patio
Lot Features:	Back Yard, Front Yard, Interior Lot, Landscaped, Views
Num. of Parcels:	0
Fencing:	Fenced

Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-C1
Listed Date:	Oct 15, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/35-rockyledge-rise-nw-calgary-a2352579/

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