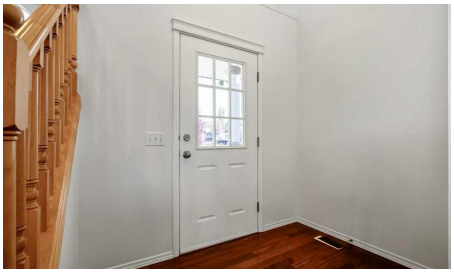
44 Rocky Ridge Close NW

Calgary | Active | MLS® A2351398

$778,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**1999**	**1,845 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Homecare Realty Ltd.

A closer look

This well-maintained home features fresh paint throughout, new premium laminate flooring upstairs, and professional cleaning, including air ducts. The main floor offers hardwood flooring, a granite kitchen with a large island and corner pantry, a spacious breakfast nook, and a cozy gas fireplace. Upstairs features a spacious bonus room that can also serve as a bedroom, two additional bedrooms, and a primary retreat with Rocky Mountain views and a spa-inspired ensuite. The fully finished walkout basement includes a bedroom, office, kitchenette, bar area, full bathroom, and in-floor heating. Enjoy the maintenance-free composite deck with retractable awning and professionally landscaped, fenced backyard. Recent upgrades include a roof replaced in 2020. Conveniently located near the YMCA, shopping, golf courses, parks, and mountain access. A fantastic move-in-ready home in a desirable community!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351398
Bedrooms	4
Bathrooms	4
Year Built	1999
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	1
Home Style:	2 Storey
Total Living Area:	1,845 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No

Lot Area:	4,166 sq. ft.
Lot Frontage:	37'5"
Front Exposure:	North
Levels:	Two
Total Rooms Above Grade:	8
Year built:	1999 (Age: 27)
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:	9912149
Heating:	In Floor, Forced Air, Natural Gas
Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Hardwood, Laminate
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes

Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Unit
HOA Fee:	$262.50
City Quadrant:	Northwest
Community:	Rocky Ridge
Amenities:	None
Appliances:	Dishwasher, Dryer, Range, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	basement fridge, hood fan, washer/dryer
Restrictions:	None Known
Main Floor	Kitchen · 15' × 11'7" ·
Main Floor	Living Room · 15'4" × 15' ·
Main Floor	Dining Room · 10'7" × 9'10" ·
Main Floor	Laundry · 9'4" × 6' ·
Upper Level	Bedroom - Primary · 14'5" × 12'2" ·
Upper Level	Bedroom · 11'2" × 9'5" ·
Upper Level	Bedroom · 11'1" × 9'5" ·
Upper Level	Bonus Room · 15' × 13'8" ·
Upper Level	Bonus Room · 15' × 13'8" ·
Basement	Living/Dining Room Combination · 19' × 14'6" ·
Basement	Kitchenette · 11'2" × 2' ·
Basement	Bedroom · 11' × 8'4" ·
Basement	Office · 10'10" × 6'2" ·
Basement	Laundry · 9'3" × 4'6" ·

Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Kitchen Island, Open Floorplan, Pantry, See Remarks
Exterior Features:	Lighting
Patio And Porch Features:	Enclosed, See Remarks
Lot Features:	Cul-De-Sac, Landscaped, See Remarks
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-C1
Listed Date:	Oct 08, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/44-rocky-ridge-close-nw-calgary-a2351398/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.