

# \$715,000 - 110 Rocky Ridge Green Nw, Calgary

MLS® #A2217819

**\$715,000**

4 Bedroom, 4.00 Bathroom, 1,813 sqft

Residential on 0.11 Acres

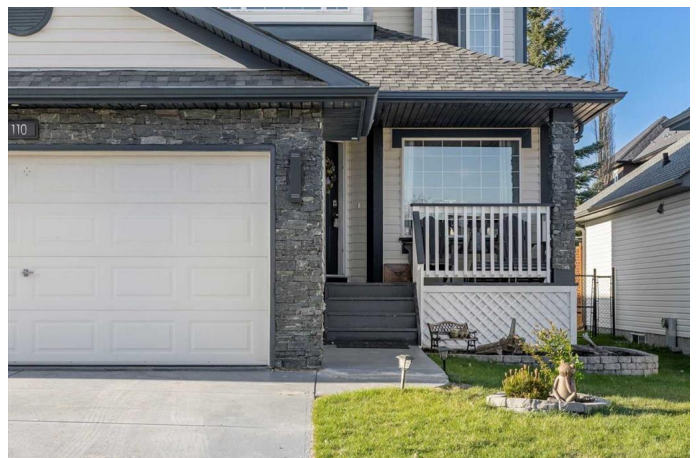
Rocky Ridge, Calgary, Alberta

Nestled on a peaceful, no-through street in Rocky Ridge, this inviting family home welcomes you with its sheltered front porch – the perfect spot to enjoy morning coffee while watching the neighbourhood come to life. Step inside and feel the warmth of rich hardwood floors that flow throughout the main level, gracefully ascend the staircase, and continue throughout the upper floor.

At the front of the home, light streams through the window into versatile spaces currently arranged as a sitting room and office – though you might envision formal living and dining areas or perhaps a music room and library. As you move toward the heart of the home, the family room invites relaxation with its impressive floor-to-ceiling stone fireplace that will become the backdrop for countless family gatherings.

Nearby, the dining area easily accommodates a harvest table for family meals and celebrations before leading into the freshly renovated kitchen. Here, white cabinetry harmonizes beautifully with quartz countertops, while subway tile backsplash and stainless steel appliances create a clean, contemporary space where you'll enjoy preparing everything from weeknight dinners to holiday feasts.

Sliding doors open to a generous deck overlooking the backyard where children can play within sight while you entertain guests. A convenient gate leads directly to community walking paths, perfect for evening strolls, bike



rides with the kids, or daily dog walks. The main floor is completed by a powder room and thoughtful mud/laundry room for managing busy family life with ease.

Upstairs, three comfortable bedrooms await, including the primary retreat with its walk-in closet and ensuite bathroom featuring an oval soaker tub and separate shower – your daily sanctuary. The finished basement offers even more possibilities with its spacious rec room, additional bedroom, and two-piece bathroom, creating the ideal space for movie nights, teenage hangouts, or accommodating overnight guests.

Life here balances privacy with community – reasonable bareland condo fees handle snow removal and lawn maintenance, freeing you to enjoy your personal outdoor space without the constant upkeep. Just a short walk to Rocky Ridge Ranch community centre and connected to an extensive pathway system, this thoughtfully designed home offers both everyday comfort and the canvas for your next chapter.

Built in 1999

## Essential Information

MLS® #	A2217819
Price	\$715,000
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,813
Acres	0.11
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	110 Rocky Ridge Green Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4R6

## Amenities

Amenities	Park
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Kitchen Island, Open Floorplan, Soaking Tub, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings, Central Air Conditioner, Bar Fridge
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Family Room, Stone
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 15th, 2025
Days on Market	101
Zoning	R-CG
HOA Fees	263

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             Real Broker

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