



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**268 ROCKY RIDGE Bay, Calgary T3G 4H9**

MLS®#: **A2166281**

Area: **Rocky Ridge**

Listing Date: **09/16/24**

List Price: **\$750,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1996**

Finished Floor Area

Abv Sqft: **1,891**  
Low Sqft:  
Ttl Sqft: **1,891**

DOM

**3**

Layout

Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Lot Information

Lot Sz Ar: **4,951 sqft**  
Lot Shape:

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Corner Lot,Cul-De-Sac,Landscaped,Rectangular Lot,Treed,Views**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Pine Shake**  
Heating: **Standard,Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Hardwood,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**  
Int Feat: **Ceiling Fan(s),Kitchen Island,No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	10`10" x 12`5"
Laundry	Main	5`5" x 10`11"
Living Room	Main	13`5" x 6`2"
Office	Upper	11`0" x 12`1"
Walk-In Closet	Upper	4`5" x 9`0"
Bedroom	Upper	13`3" x 9`5"
Bedroom	Upper	10`6" x 9`5"

Room	Level	Dimensions
Dining Room	Main	6`11" x 12`9"
2pc Bathroom	Main	2`8" x 6`10"
Eat in Kitchen	Main	18`0" x 12`10"
Bedroom - Primary	Upper	16`3" x 12`7"
4pc Ensuite bath	Upper	8`11" x 9`3"
4pc Bathroom	Upper	7`11" x 4`11"

Title: **Fee Simple**  
 Zoning: **R-C1**  
 Legal Desc: **9612321**

Remarks

Pub Rmks: **Rocky Ridge is a bustling neighborhood with lots of family-friendly features, outdoor recreation, and a strong sense of community. The Rocky Ridge Community Association and its numerous events and activities keep the neighborhood lively. Rocky Ridge is surrounded by prestigious schools like Twelve Mile Coulee School (6-9), Rocky Ridge School (K-5), and Robert Thirsk High School (10-12), attracting families with kids of all ages. Nearby amenities are only minutes away, and commuting is made easy by the bus routes in the area and the Tuscany LRT Station. For individuals who prefer working out, there are plenty of facilities, such as courts and pools, at the nearby Rocky Ridge Recreation Centre and YMCA. 268 Rocky Ridge Place NW is tucked away on a quiet cul de sac, which provides the perfect amount of privacy and accessibility. This home sits on a corner lot, featuring a wrap-around veranda that welcomes you and offers stunning views of the mountains, the ideal spot to unwind with a cup of coffee in the morning. The double attached garage is perfect for weekend projects because of its man door and fully insulated, plywood-finished interior. Over the years, the interior of this property has undergone exquisite remodelling that blends functionality and design. The stunning Kahrs engineered hardwood flooring and the exceptional 13x13 Italian porcelain tile create a cozy and welcoming atmosphere in the main living rooms. In 2010, 40-year-rated shingles were placed on the roof to guarantee long-lasting protection. The homeowners replaced all of the windows in the north side and back bedrooms, as well as the skylight, in 2017 to increase the energy efficiency of the home. The curb appeal was enhanced by their replacement of the front door. The home had new insulation installed in 2020, which improved energy efficiency. More insulation was added to the attic, and foam was sprayed on the basement's rimjoists. The kitchen's transformation in 2022 was completed with a sleek Quartz island countertop, a new Blanco sink, and a faucet, making it a functional and modern space for cooking and partying. Additionally, the hot water tank was replaced in 2022, ensuring consistent performance for many years to come. The property's spruce trees were all trimmed and given deep root nourishment in June 2024, which preserved the lush foliage and enhanced the outside space's overall appeal. The furnace had also recently had professional cleaning. Everything you need for a comfortable life in Rocky Ridge is included in this well-maintained home, featuring the perfect balance of luxury, privacy, and community.**

Inclusions: **N/A**  
 Property Listed By: **eXp Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









