



THE
A-TEAM

**RE/MAX
FIRST**

266 ROCKY RIDGE Bay, Calgary T3G4E7

MLS®#: **A2170619** Area: **Rocky Ridge** Listing Date: **10/09/24** List Price: **\$775,000**
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1997**
Lot Information
Lot Sz Ar: **4,886 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,072**
Low Sqft:
Ttl Sqft: **2,072**

DOM

43
Layout
Beds: **5 (4 1)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer**
Int Feat: **Ceiling Fan(s),No Animal Home,No Smoking Home,Quartz Counters,Soaking Tub**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`9" x 4`9"	Dining Room	Main	12`2" x 14`11"
Kitchen	Main	20`0" x 18`6"	Laundry	Main	6`4" x 7`2"
Living Room	Main	16`8" x 14`1"	Office	Main	11`6" x 9`0"
4pc Bathroom	Upper	8`1" x 5`0"	4pc Ensuite bath	Upper	9`8" x 9`2"
Bedroom	Upper	12`11" x 9`2"	Bedroom	Upper	11`7" x 12`1"
Bedroom	Upper	10`4" x 11`0"	Bedroom - Primary	Upper	12`2" x 19`6"
Bedroom	Basement	11`8" x 12`7"	Game Room	Basement	31`10" x 17`11"

Legal/Tax/Financial

Title: Zoning:

Fee Simple
Legal Desc:

9612321

R-CG

Remarks

Pub Rmks: **Welcome to 266 Rocky Ridge Bay NW, a remarkable family home nestled in the desirable community of Rocky Ridge, Calgary. This rare 4-bedroom-up layout is ideal for growing families and offers a well-thought-out design. The backyard is a private retreat, beautifully landscaped with mature trees, vibrant gardens, and generous outdoor space. The bright main floor boasts a spacious office, formal dining area, and an open-concept kitchen and living room, perfect for gatherings. Additionally, the main floor features a convenient powder room and laundry area. Upstairs, you'll find four generously sized bedrooms, including the primary suite with its own en-suite. The fully finished basement offers extra living space and an additional flex room that can serve as a bedroom or office. Located on a quiet cul-de-sac with ample parking, this home is just steps away from parks, walking trails, and top-rated schools. Enjoy quick access to major routes for easy commuting to downtown or the mountains, and take advantage of nearby amenities like the world-class Shane Homes YMCA. This is an exceptional opportunity to own in one of Calgary's most sought-after neighborhoods—don't miss your chance!**

Inclusions: **Deep Freezer (Garage)**
Property Listed By: **Real Broker**

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







