



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**162 ROCKY RIDGE Circle, Calgary T3G 4P1**

MLS®#: **A2191215**      Area: **Rocky Ridge**      Listing Date: **01/30/25**      List Price: **\$849,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1999**  
Lot Information  
 Lot Sz Ar: **6,835 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,524**  
 Low Sqft:  
 Ttl Sqft: **1,524**

DOM

**39**  
Layout  
 Beds: **4 (2 2 )**  
 Baths: **3.0 (3 0)**  
 Style: **Bungalow**

Parking

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

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding**  
 Heating: **Forced Air**      Flooring: **Carpet,Linoleum,Tile**  
 Sewer:      Water Source:  
 Ext Feat: **Other**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Refrigerator,Stove(s),Washer,Window Coverings**  
 Int Feat: **Sauna,Vaulted Ceiling(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>16`9" x 13`2"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12`6" x 9`8"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`5" x 12`9"</b>	<b>Breakfast Nook</b>	<b>Main</b>	<b>10`5" x 11`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`11" x 14`5"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`5" x 10`11"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>9`11" x 12`2"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>12`3" x 10`6"</b>
<b>Family Room</b>	<b>Lower</b>	<b>8`8" x 10`2"</b>	<b>Game Room</b>	<b>Lower</b>	<b>16`5" x 24`2"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>4pc Bathroom</b>	<b>Lower</b>	<b>0`0" x 0`0"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>			

Title:  
**Fee Simple**  
 Legal Desc:

**9810888**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**Nestled in the heart of the highly sought-after North West community of Rocky Ridge, this stunning bungalow sits on an expansive pie-shaped lot, offering unparalleled curb appeal and exceptional outdoor living. Mature trees frame the property, while a charming front patio invites you to sit and enjoy the beautifully landscaped yard. At the back, a large deck extends your outdoor living space, perfect for soaking in the serene surroundings or entertaining guests. Stepping through the front door, you're welcomed into a spacious foyer that seamlessly flows into the main level. Vaulted ceilings create an open and airy atmosphere, setting a grand tone for the home. Just off the entrance, the elegant formal dining room overlooks the tree-lined front yard, providing the perfect setting for intimate dinners or festive gatherings. At the heart of the home, the well-appointed kitchen is a chef's dream, boasting high-end appliances, a generous center island, and a pantry for ample storage. Natural light pours in from a stunning skylight, illuminating the space. Adjacent to the kitchen, the casual dining area offers direct access to the expansive back deck, creating a seamless indoor-outdoor flow—perfect for summer barbecues or morning coffee in the fresh air. The living room is a true showstopper, centered around a striking gas fireplace with a beautiful mantle, adding warmth and character to the space. Large windows invite an abundance of natural light, while providing picturesque views of the backyard, enhancing the home's peaceful ambiance. The main level also features two spacious bedrooms, including a luxurious primary suite just off the living room. This retreat boasts a walk-in closet and a spacious four-piece ensuite, complete with large windows that flood the space with natural light. The second main level bedroom features another walk-in closet and is conveniently located next to the main-level full bathroom. Descending to the fully developed lower level, you'll find even more living space designed for comfort and functionality. A generous family room, anchored by a second gas fireplace, provides the perfect spot for cozy evenings. This level also includes two additional well-sized bedrooms, another full bathroom, and a private sauna—offering a spa-like escape right at home. Practicality meets convenience with the oversized double-attached garage, which features additional shelving for storage and direct access to the main-level laundry and mudroom. From its well-designed layout to its exceptional outdoor spaces, this home exudes pride of ownership at every turn. With its prime location in Rocky Ridge, this property is a rare gem in one of Calgary's most desirable NW communities.**

Inclusions:  
 Property Listed By:

**Microwave Hood fan (as is), Pool Table, Exercise Equipment, TV bracket, Alarm System  
 RE/MAX First**

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











