$799,999 - 40 Rocky Ridge Landing Nw, Calgary

MLS® #A2249508

$799,999
3 Bedroom, 3.00 Bathroom, 2,072 sqft
Residential on 0.13 Acres

Rocky Ridge, Calgary, Alberta

This is the home youâ€™ve been waiting forâ€”an escape from the busy city, surrounded by nature (with occasional sightings of wildlife) and backing onto a peaceful forest and pond , all just a short drive to the mountains. Nestled in a friendly quiet cul-de-sac, this 2,072 sq ft, 3-bedroom, 2.5-bath home offers a blend of comfort, thoughtful upgrades, and exceptional curb appeal.
The main floor features brand new flooring, a welcoming front sitting room and a recently renovated kitchen with a gas range, that opens to a cozy living room and a bright breakfast nook overlooking the professionally landscaped backyard. With brick patios, drip irrigation, and low-maintenance chain link fencing, the outdoor space is perfect for relaxing or entertaining. The homeâ€™s southeast exposure brings in warm sunshine during the winter while keeping the home cool in summer.
Upstairs, the expansive primary bedroom offers flexibility for a nursery, home office, or private retreat, complete with a spacious ensuite featuring double sinks, a walk-in closet, and a separate shower and toilet area. Two additional bedrooms share a full 4-piece bathroom. The basement remains largely undeveloped, providing a blank slate for future development.
Significant updates have been completed, including a new roof with upgraded 50-year Malarkey shingles and triple-glazed windows

with aluminum cladding in June 2022, a high-efficiency furnace in 2011, and a new hot water tank in 2020. In August 2024, a 4.74 kW SOLAR PANEL system with critter guards was installed, providing good savings on utilities. The system comes with a 25-year manufacturerâ€™s warranty on the Canadian Solar modules and APSystems inverters, and the new homeowner has the option to purchase an extended workmanship warranty directly through Solar YYC.
Additional features include a gas range, kitchen water filter, no sidewalk to shovel, low-maintenance Rundle stone landscaping down the sides of the house, built-in shelving in the garage, a large shed in the backyard, and a smaller shed along the side of the house for added storage. The home is walking distance to the Rocky Ridge Community Centre, which offers amenities like a pond/ice rink, splash park, tennis courts, playgrounds, and BBQ sites. A short walk to the Tuscany LRT train station with direct access to UofC, SAIT and the downtown core. Shane Homes YMCA, one of Calgaryâ€™s premier recreational facilities, is just 2.4 km away. Convenient access to Stoney Trail, Crowchild Trail, and Highway 1A makes commuting easy, while shopping is close at hand at Royal Oak Centre and Beacon Hill Centre.

Built in 1997

Essential Information

MLS® #	A2249508
Price	$799,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,072
Acres	0.13

Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	40 Rocky Ridge Landing Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4E5

Amenities

Amenities	Clubhouse
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Creek/River/Stream/Pond, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 18th, 2025
Days on Market	50
Zoning	R-CG
HOA Fees	263
HOA Fees Freq.	ANN

Listing Details

Listing Office	Hope Street Real Estate Corp.

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