



## 40 Rocky Ridge Landing Calgary Alberta

\$819,900

This is the home you've been waiting for—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 home'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 manufacturer'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-maintena...

Primary Bedroom 11.58 Ft x 18.92 Ft

5pc Bathroom .00 Ft x .00 Ft

Bedroom 9.92 Ft x 13.33 Ft

Bedroom 11.58 Ft x 10.42 Ft

4pc Bathroom .00 Ft x .00 Ft

Living room 15.67 Ft x 19.42 Ft

Dining room 10.25 Ft x 15.92 Ft

Other 10.25 Ft x 13.92 Ft

Family room 11.92 Ft x 15.92 Ft

Laundry room 5.75 Ft x 13.50 Ft

2pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:  
Hope Street Real Estate Corp.

<http://www.nathanluu.com/>



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