

\$1,100,000 - 47 Rockywood Circle Nw, Calgary

MLS® #A2256444

\$1,100,000

4 Bedroom, 3.00 Bathroom, 1,874 sqft

Residential on 0.20 Acres

Rocky Ridge, Calgary, Alberta

****Tucked away on a quiet street near parks and walking paths in the coveted NW community of Rocky Ridge, this custom-designed raised bungalow offers timeless elegance, modern updates, and thoughtful design. Situated on an expansive 8,500+ sqft lot, this home impresses inside and out. **From the welcoming west-facing front porch, step into a grand foyer with tiled floors, wrought iron railings, and soaring 17-foot ceilings. The main level features Brazilian mahogany hardwood floors and 10-foot ceilings. A striking Tyndall stone fireplace anchors the family room, seamlessly connecting to the formal dining area—perfect for entertaining. **The updated kitchen boasts two-tone grey and white cabinetry, quartz countertops, intricate backsplash tiles, wall oven with microwave, induction stove with warming drawer, decorative range hood, and premium stainless appliances. The custom peninsula with quartz waterfall edge adds style and storage, while a dining nook leads to the fully enclosed four-season sunroom with electric fireplace, overlooking the private backyard. **The main-floor primary suite offers private deck access, dual sinks, jetted tub, separate shower, and walk-in closet. A second bedroom with Murphy bed and full bath provide flexibility. **The fully finished walk-up basement impresses with 9-foot ceilings, a large recreation room with second fireplace, and a wet bar with microwave and dishwasher. Two additional bedrooms (one with walk-in**



closet) and another full bath complete the level. **Step outside to a backyard oasis with covered patio and BBQ gas line, underground irrigation, finished playhouse/bunkies, greenhouse, fruit trees, mature landscaping, and a fire pit area with interlocking brick patio and propane fire table. The front yard features low-maintenance zeroscaping. **Additional highlights include central air conditioning, spray foam insulation in walls and attic for high efficiency, an oversized heated triple garage with tandem bay, and a loft/mezzanine for storage or hobbies. **As a resident, enjoy access to the Rocky Ridge Ranch HOA with tennis and basketball courts, summer splash pad, lake with canoes and kayaks, winter skating rink, and community hall rentals. **This remarkable home blends sophistication, comfort, and functionality, perfectly designed for everyday living and unforgettable entertaining. Love where you live. Call your favourite Realtor today!**

Built in 2005

Essential Information

MLS® #	A2256444
Price	\$1,100,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,874
Acres	0.20
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	47 Rockywood Circle Nw
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Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5W2

Amenities

Amenities	Clubhouse, Park, Picnic Area, Playground, Recreation Facilities
Parking Spaces	6
Parking	Driveway, Front Drive, Garage Door Opener, Heated Garage, Insulated, Triple Garage Attached, Oversized, See Remarks, Workshop in Garage
# of Garages	3

Interior

Interior Features	Built-in Features, High Ceilings, Quartz Counters
Appliances	Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line, Fire Pit, Garden, Private Yard, Storage
Lot Description	Back Yard, Garden, Landscaped, Lawn, Low Maintenance Landscape, Private, Rectangular Lot, See Remarks, Street Lighting, Underground Sprinklers, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 18th, 2025
Days on Market	41
Zoning	R-CG
HOA Fees	263

HOA Fees Freq. ANN

Listing Details

Listing Office eXp Realty

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