

54 Rocklyedge Rise NW Calgary, Alberta

MLS # A2354059

\$710,000

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,966 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Fruit Trees/Shrub(s),		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Quartz Counters, Storage, Track Lighting, Vinyl Windows		
Inclusions:	None.		

Welcome to 54 Rocklyedge Rise NW, a beautifully kept two storey home in the heart of Rocky Ridge. A PRIVATE BACKYARD with an extended deck and mature trees, MOUNTAIN VIEWS from an elevated lot, and NATURAL LIGHT IN EVERY ROOM make this home easy to love, with pathways and parks right outside the door. The KITCHEN is the heart of the home, with quartz countertops, stainless steel appliances, a gas range, and a large island that's perfect for gathering. The dining area opens onto the back deck, so summer nights outside are easy. The living room centres around a cozy corner, TWO SIDED GAS FIREPLACE with custom built-in bookshelves, with warm hardwood floors throughout the open main level. Step out to the WEST FACING FRONT DECK off the living room, ideal for watching the sunset over the mountains. Upstairs you'll find three bedrooms, including a primary retreat with big windows framing the mountains and a spa-like 5 piece ensuite complete with a SOAKER TUB and separate shower. The lower level is set up for how you live. Just off the garage entry, a bright private OFFICE OR FLEX ROOM is ready for working from home, a workout space, or guests, along with a finished hallway and a spacious storage and utility area to keep the rest of the home clutter free. A NEW HOT WATER TANK was installed in February 2026. Out back, the private yard feels like your own escape, right in the city. QUIET, WIDE STREETS with less traffic, friendly neighbours, and quick access to the mountains and pathways make this one of Rocky Ridge's best places to settle in. Book your private showing today.