

Rocky Ridge

110 Rocky Ridge Green NW



THE
McKELVIE
GROUP.com

real
Real Broker

Kelly McKelvie
403-804-7793
kelly@themckelviigroup.com
TheMcKelvieGroup.com

110 Rocky Ridge Green NW

Nestled on a peaceful, no-through street in Rocky Ridge, this inviting family home welcomes you with its sheltered front porch — the perfect spot to enjoy morning coffee while watching the neighbourhood come to life.

Step inside and feel the warmth of rich hardwood floors that flow throughout the main level, gracefully ascend the staircase, and continue throughout the upper floor. At the front of the home, light streams through the window into versatile spaces currently arranged as a sitting room and office — though you might envision formal living and dining areas or perhaps a music room and library. As you move toward the heart of the home, the family room invites relaxation with its impressive floor-to-ceiling stone fireplace that will become the backdrop for countless family gatherings. Nearby, the dining area easily accommodates a harvest table for family meals and celebrations before leading into the freshly renovated kitchen. Here, white cabinetry harmonizes beautifully with quartz countertops, while subway tile backsplash and stainless steel appliances create a clean, contemporary space where you'll enjoy preparing everything from weeknight dinners to holiday feasts. Sliding doors open to a generous deck overlooking the backyard where children can play within sight while you entertain guests. A convenient gate leads directly to community walking paths, perfect for evening strolls, bike rides with the kids, or daily dog walks. The main floor is completed by a powder room and thoughtful mud/laundry room for managing busy family life with ease.

Upstairs, three comfortable bedrooms await, including the primary retreat with its walk-in closet and ensuite bathroom featuring an oval soaker tub and separate shower — your daily sanctuary.

The finished basement offers even more possibilities with its spacious rec room, additional bedroom, and two-piece bathroom, creating the ideal space for movie nights, teenage hangouts, or accommodating overnight guests.

Life here balances privacy with community — reasonable bareland condo fees handle snow removal and lawn maintenance, freeing you to enjoy your personal outdoor space without the constant upkeep. Just a short walk to Rocky Ridge Ranch community centre and connected to an extensive pathway system, this thoughtfully designed home offers both everyday comfort and the canvas for your next chapter.

Property Details

Offered At: \$715,000

Possession: 90 Days / Negotiable

Size: 1,813.22 Sq. Ft.

Property Taxes (2024): \$3,894

HOA: \$262.50/Annually . . . Amenities w/HOA, Recreation Facility

Flooring: Carpet, Hardwood, Linoleum

Cooling: Central Air Conditioning

Heating: Forced Air, Natural Gas

Kitchen: Freshly renovated kitchen, with white cabinetry, quartz countertops, subway tile backsplash and stainless steel appliances.

Laundry: Main Level

Parking: Double Attached Garage

Goods Included: Hoodfan, Garage Opener with Remotes, Wall Speakers, Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove, Washer, Window Coverings.

Goods Excluded: Hot Tub, Wall-Mount TVs (brackets will stay)





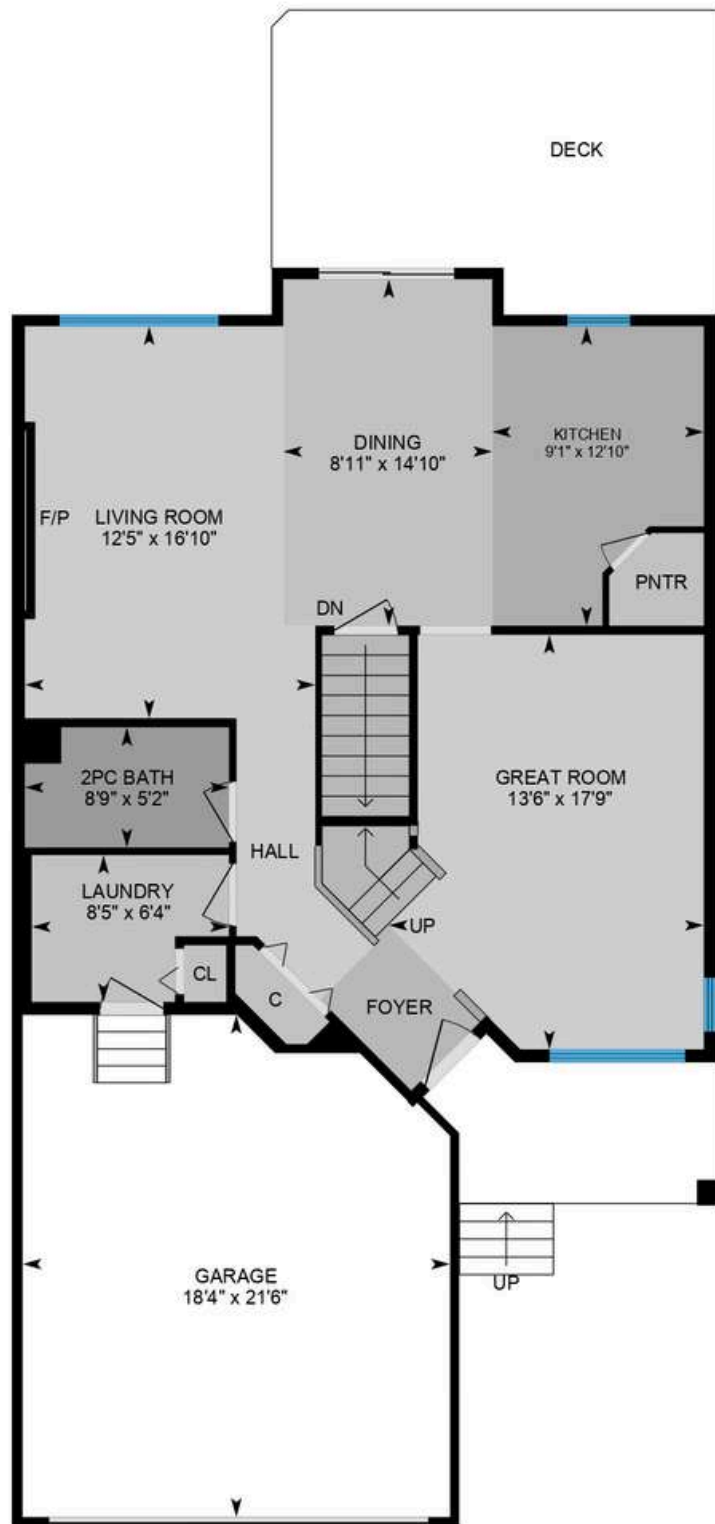
THE FLOOR PLAN

FIRST FLOOR:

EXTERIOR AREA:
966.58 SQ. FT.

INTERIOR AREA:
897.84 SQ. FT.

EXCLUDED AREA:
406.44 SQ. FT.



THE FLOOR PLAN

SECOND FLOOR:

EXTERIOR AREA:
846.64 SQ. FT.

INTERIOR AREA:
777.47 SQ. FT.



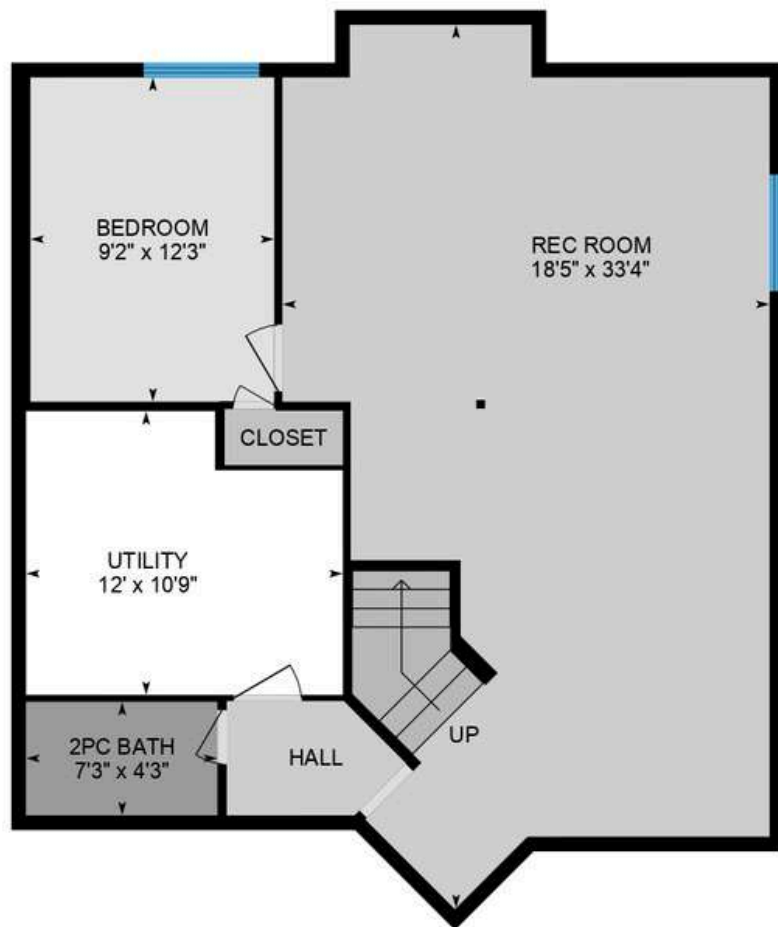
THE FLOOR PLAN

BASEMENT (BELOW GRADE):

EXTERIOR AREA:
761.23 SQ. FT.

INTERIOR AREA:
695.63 SQ. FT.

EXCLUDED AREA:
117.34 SQ. FT.



ROOM DIMENSIONS

Main Building

MAIN FLOOR

2pc Bath: 8'9" x 5'2"
Dining: 8'11" x 14'10"
Garage: 18'4" x 21'6"
Great Room: 13'6" x 17'9"
Kitchen: 9'1" x 12'10"
Laundry: 8'5" x 6'4"
Living Room: 12'5" x 16'10"

2ND FLOOR

4pc Bath: 8'9" x 6'4"
4pc Ensuite: 9' x 11'5"
Bedroom: 10'9" x 12'9"
Bedroom: 12'5" x 11'5"
Primary: 12'4" x 17'7"
Wic: 8'10" x 5'

BASEMENT

2pc Bath: 7'3" x 4'3"
Bedroom: 9'2" x 12'3"
Rec Room: 18'5" x 33'4"
Utility: 12' x 10'9"

Main Building

MAIN FLOOR

Interior Area: 897.84 sq ft
Excluded Area: 406.44 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 966.58 sq ft

2ND FLOOR

Interior Area: 777.47 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 846.64 sq ft

BASEMENT (Below Grade)

Interior Area: 695.63 sq ft
Excluded Area: 117.34 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 761.23 sq ft
Finished Area: 755.31 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 1675.31 sq ft
Excluded Area: 406.44 sq ft
Exterior Area: 1813.21 sq ft

Total Area (Above & Below Grade), Main Building

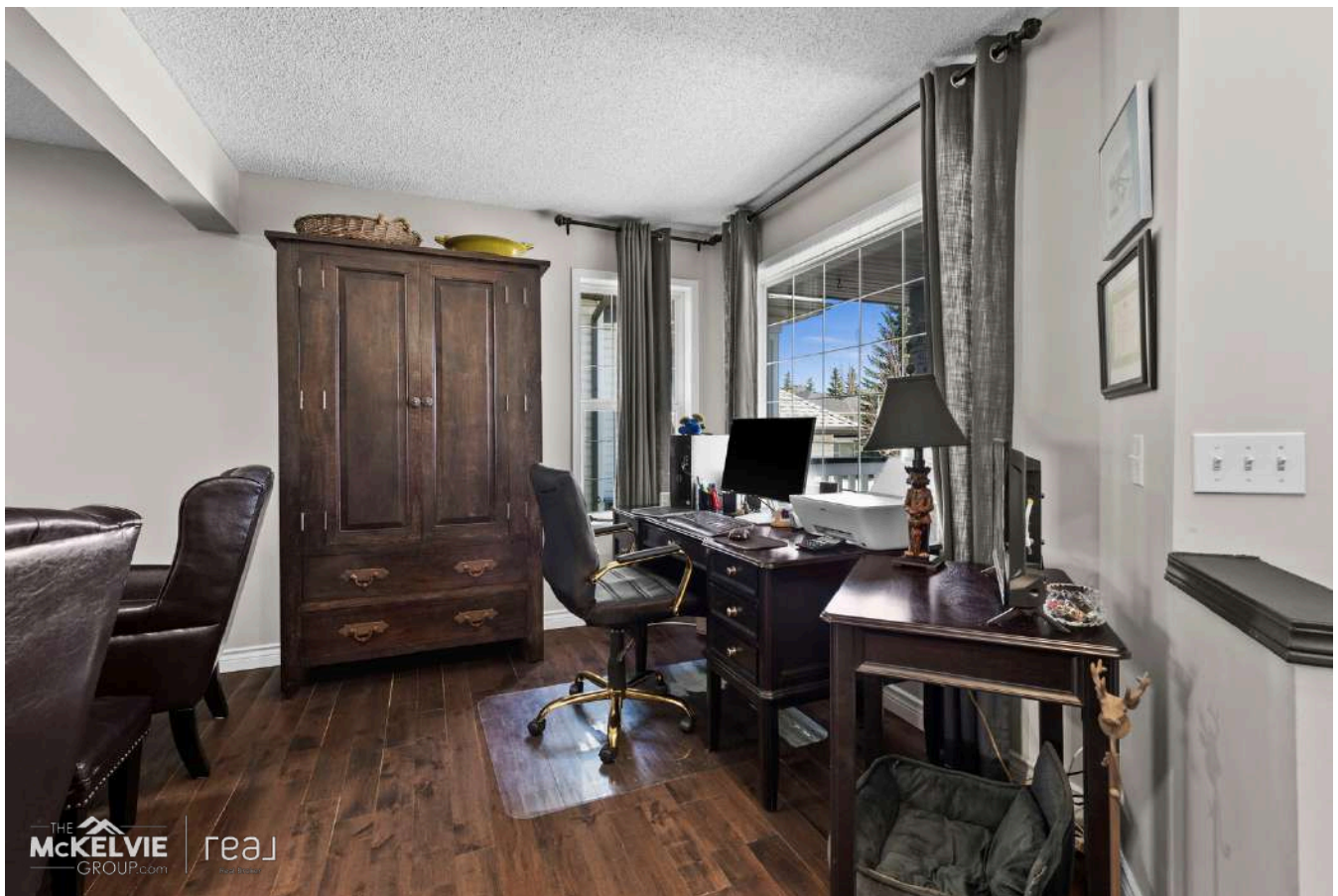
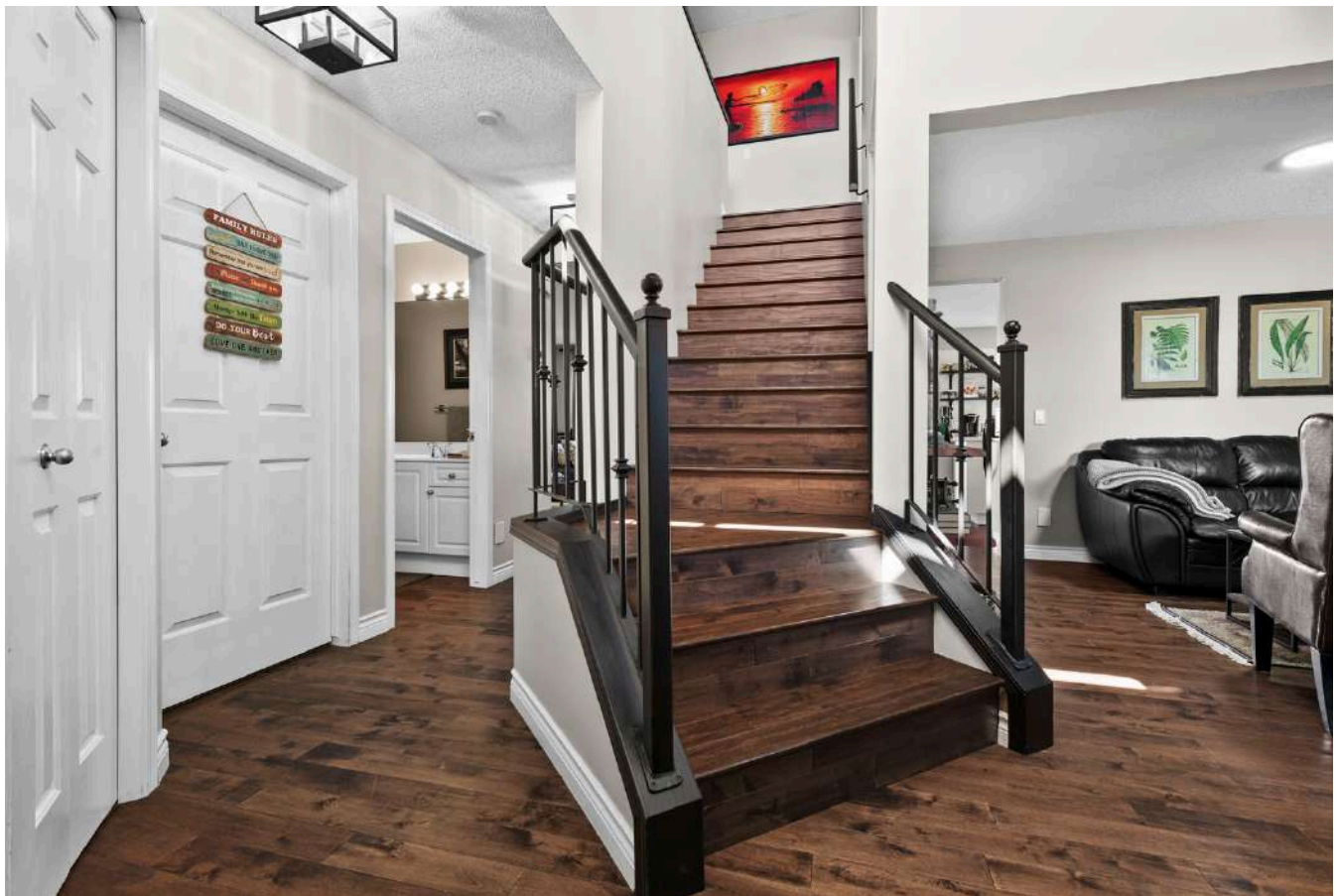
Interior Area: 2370.94 sq ft
Finished Area (Below Grade): 755.31 sq ft

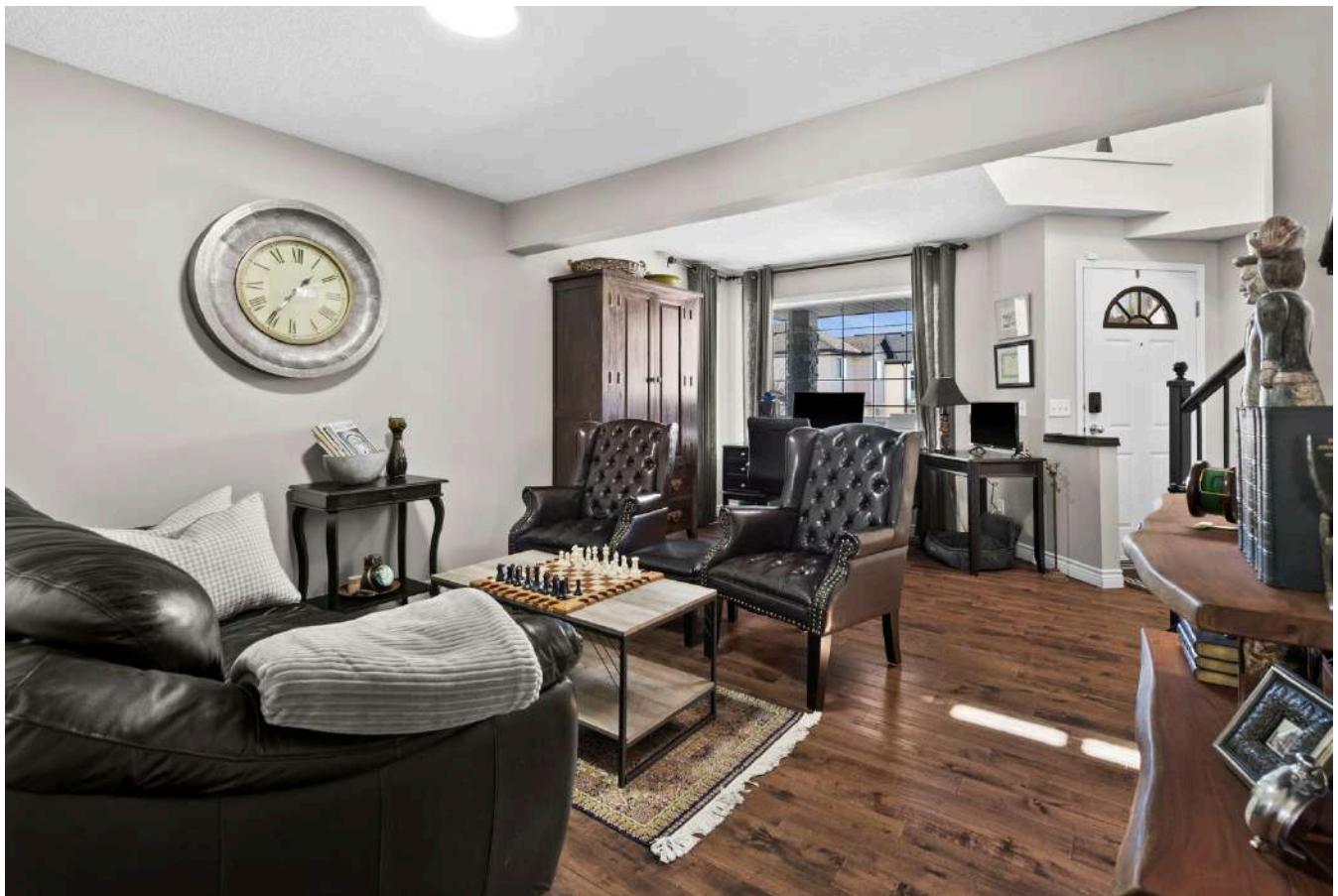
Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

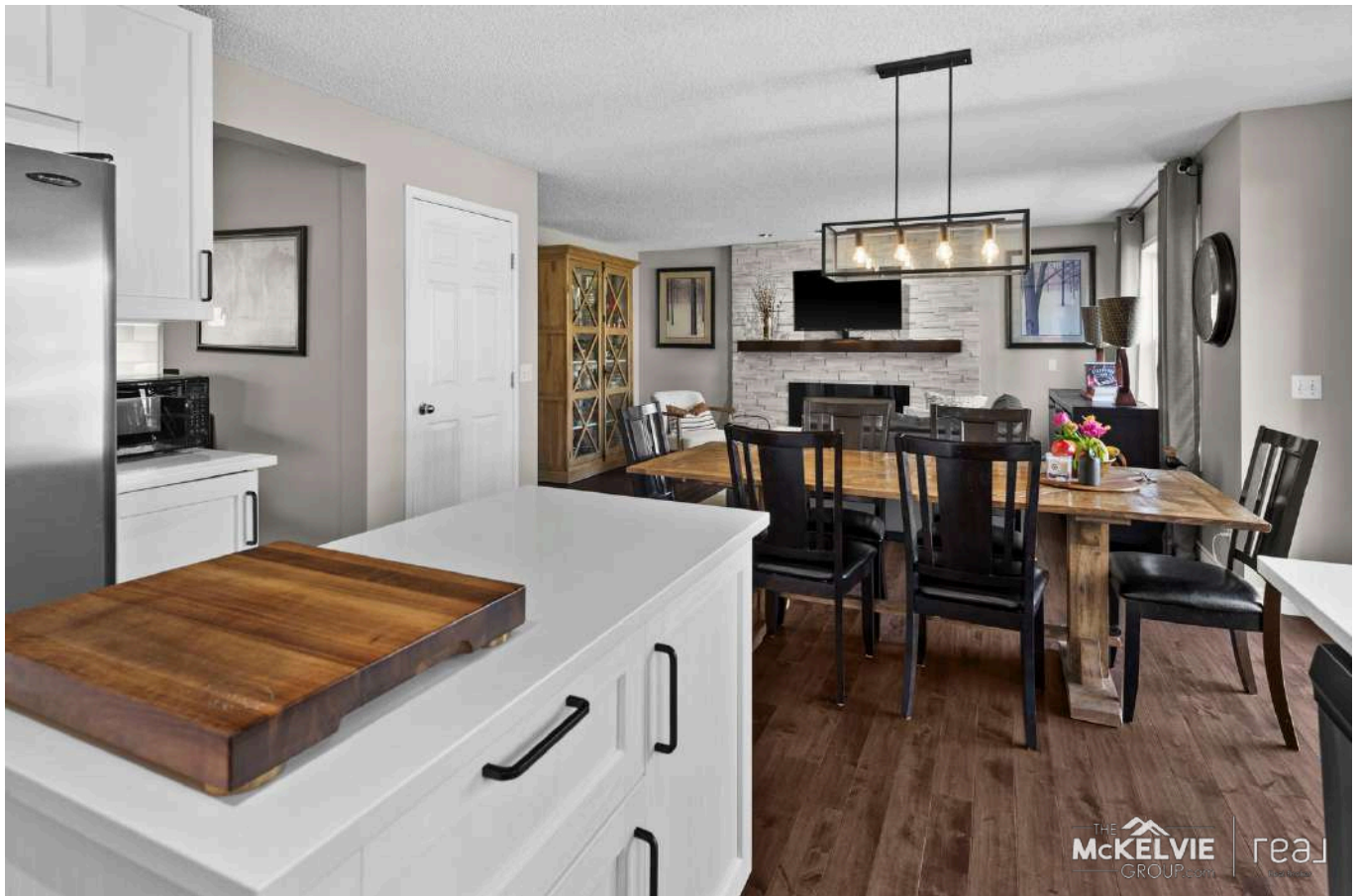
Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.



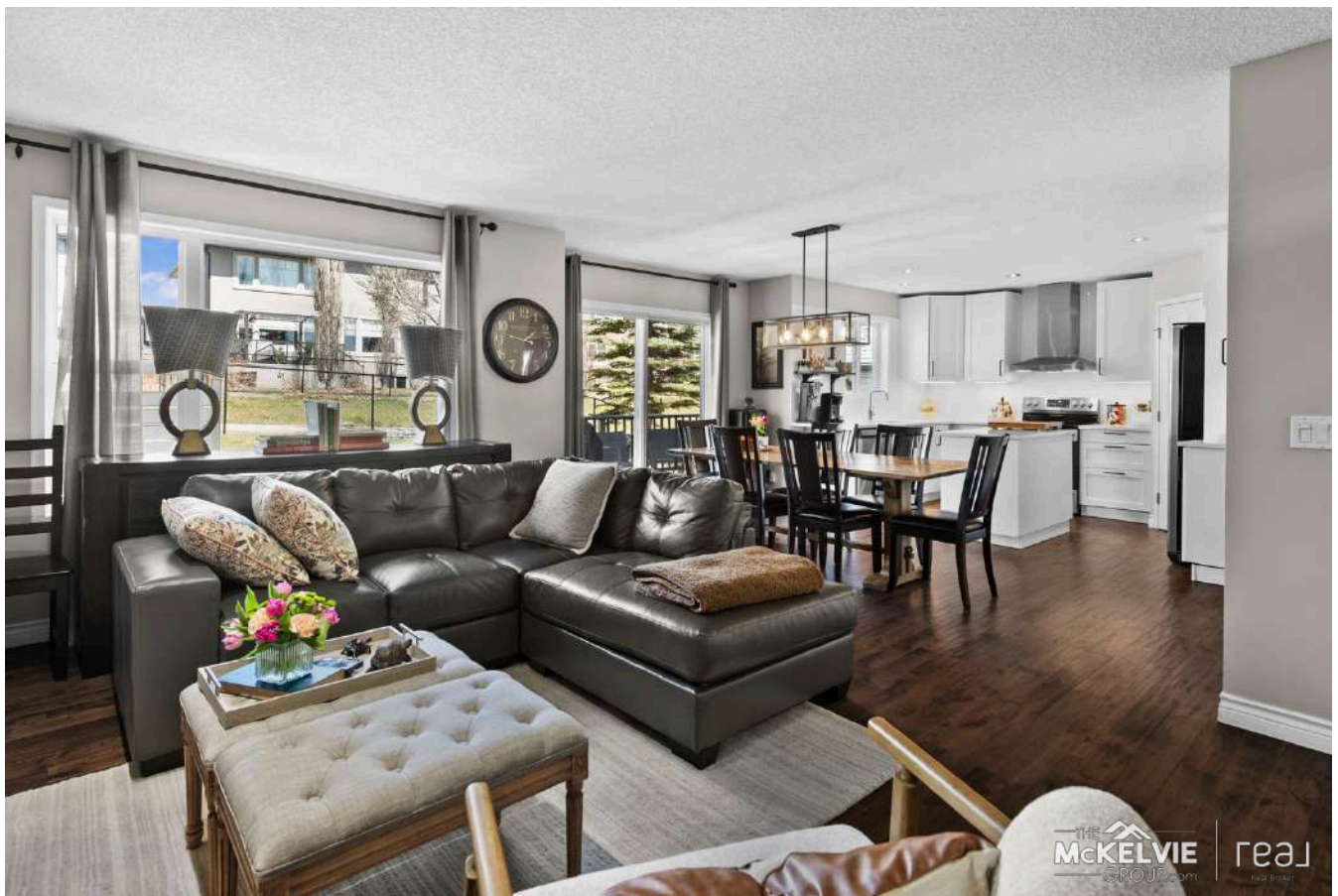










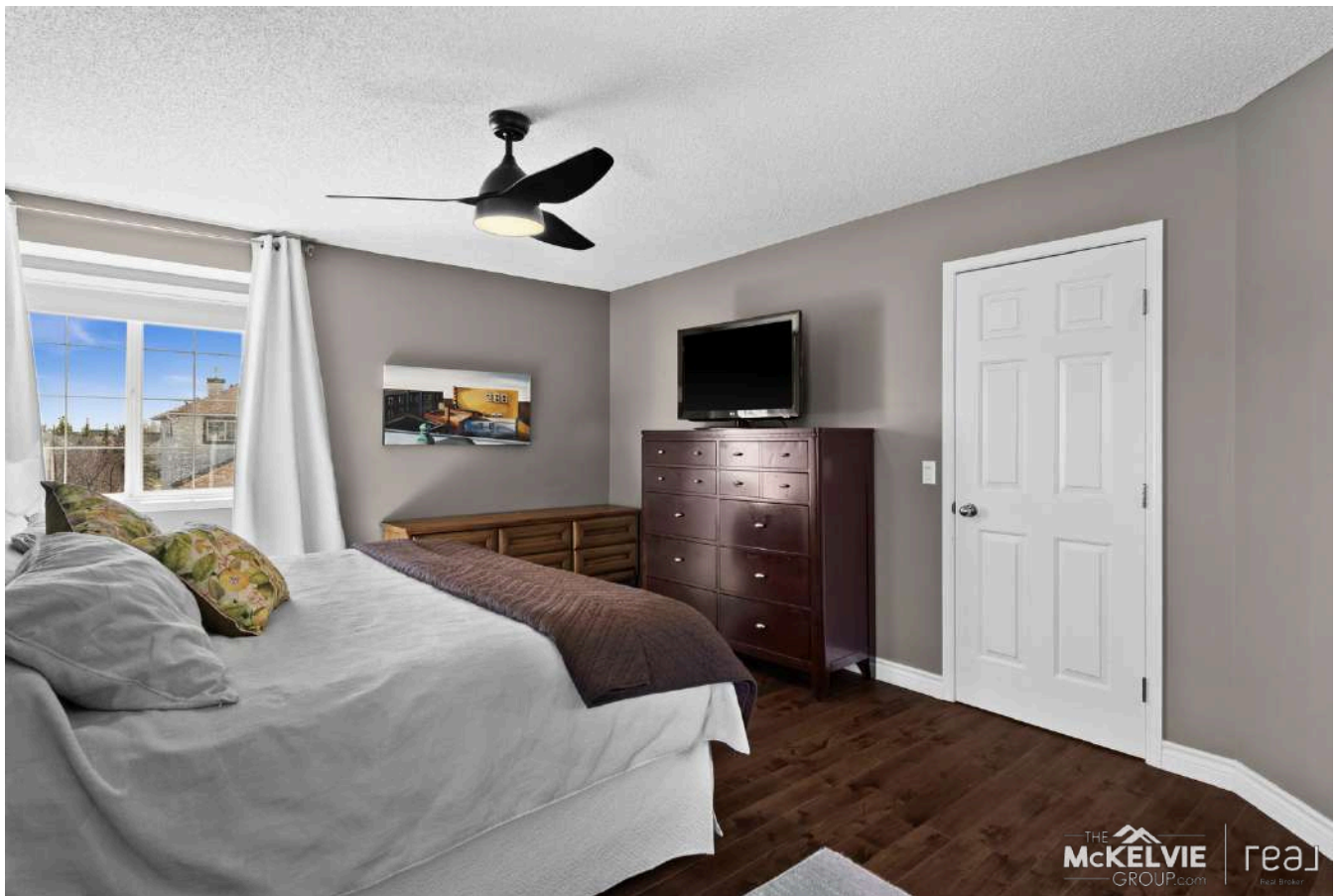






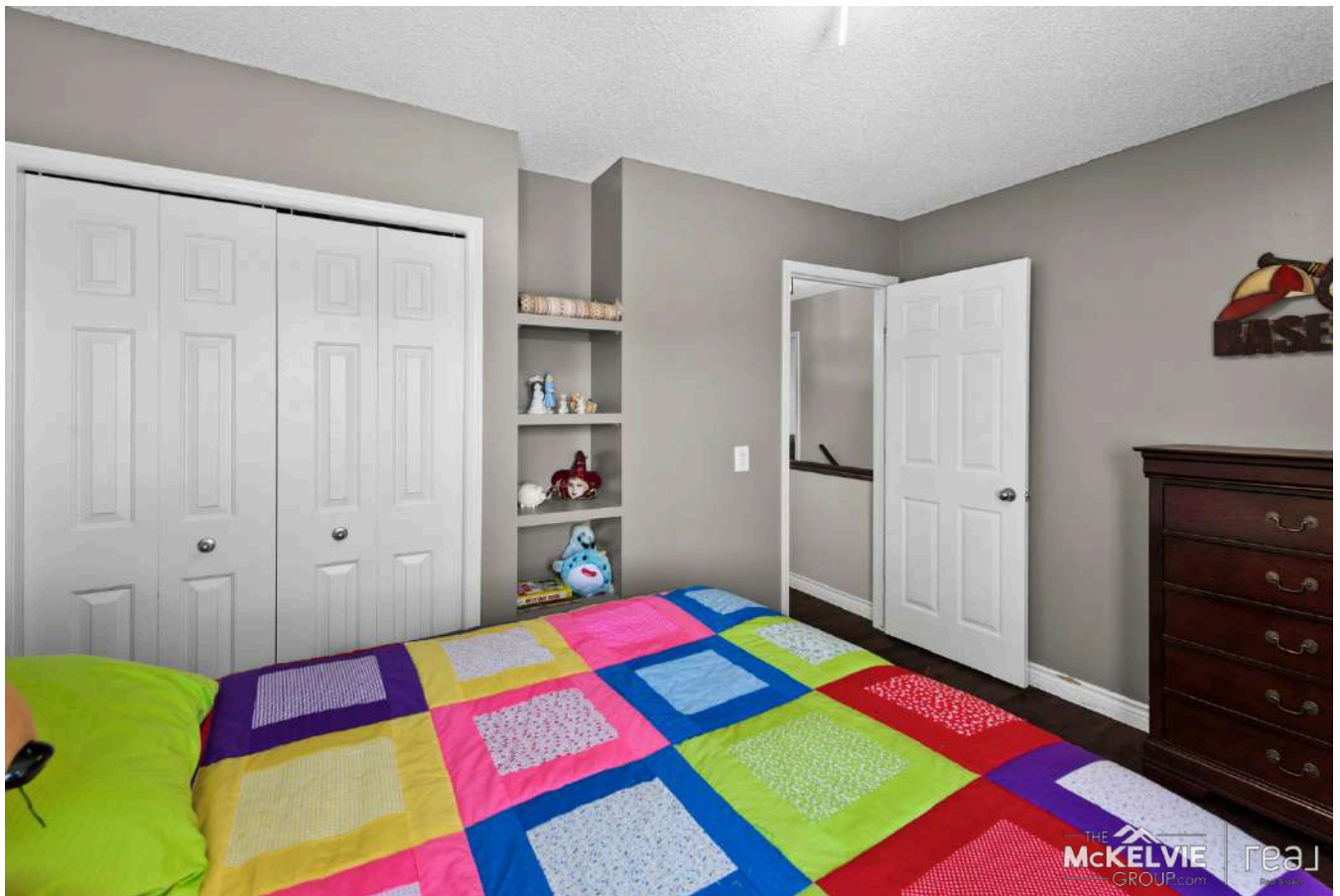


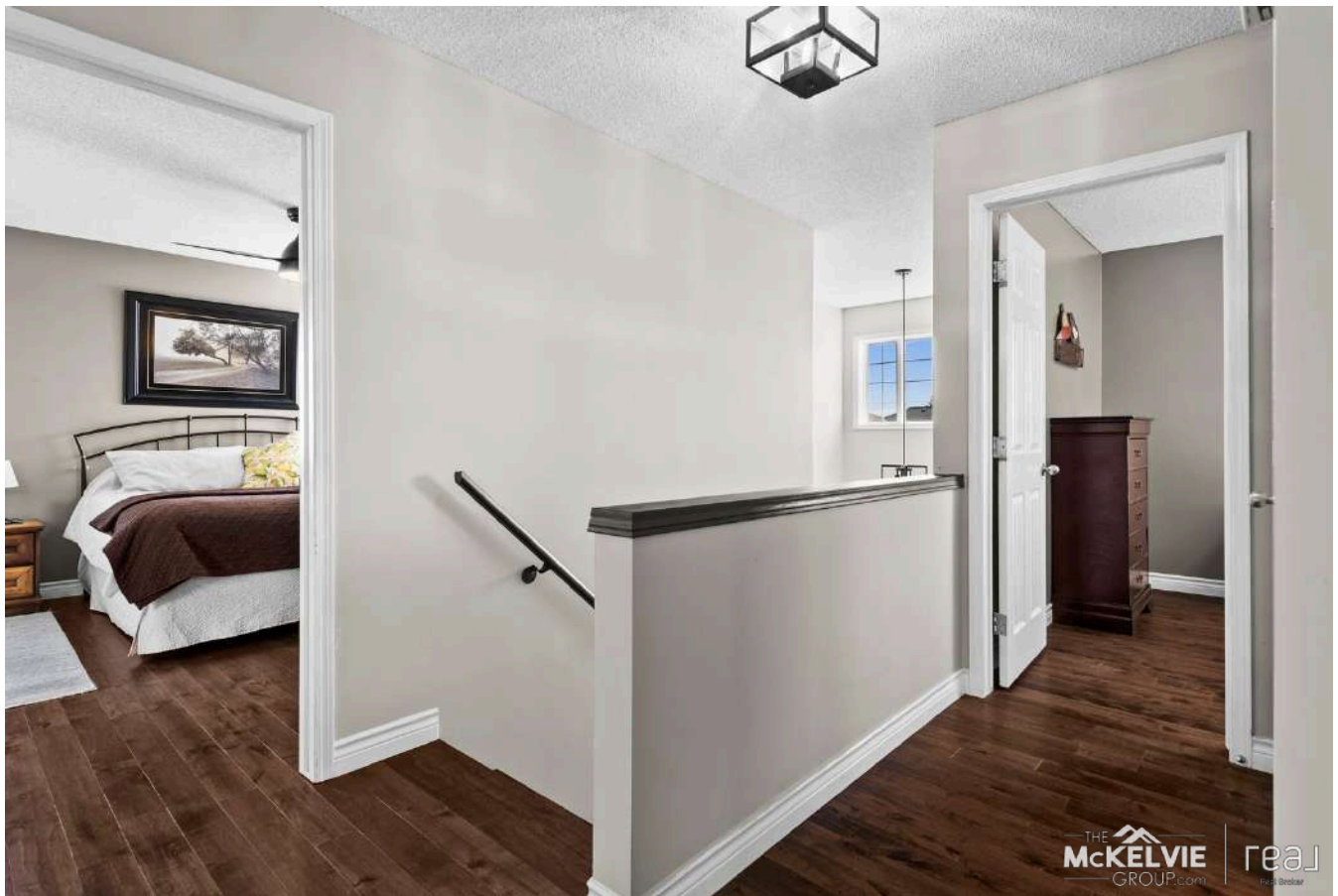


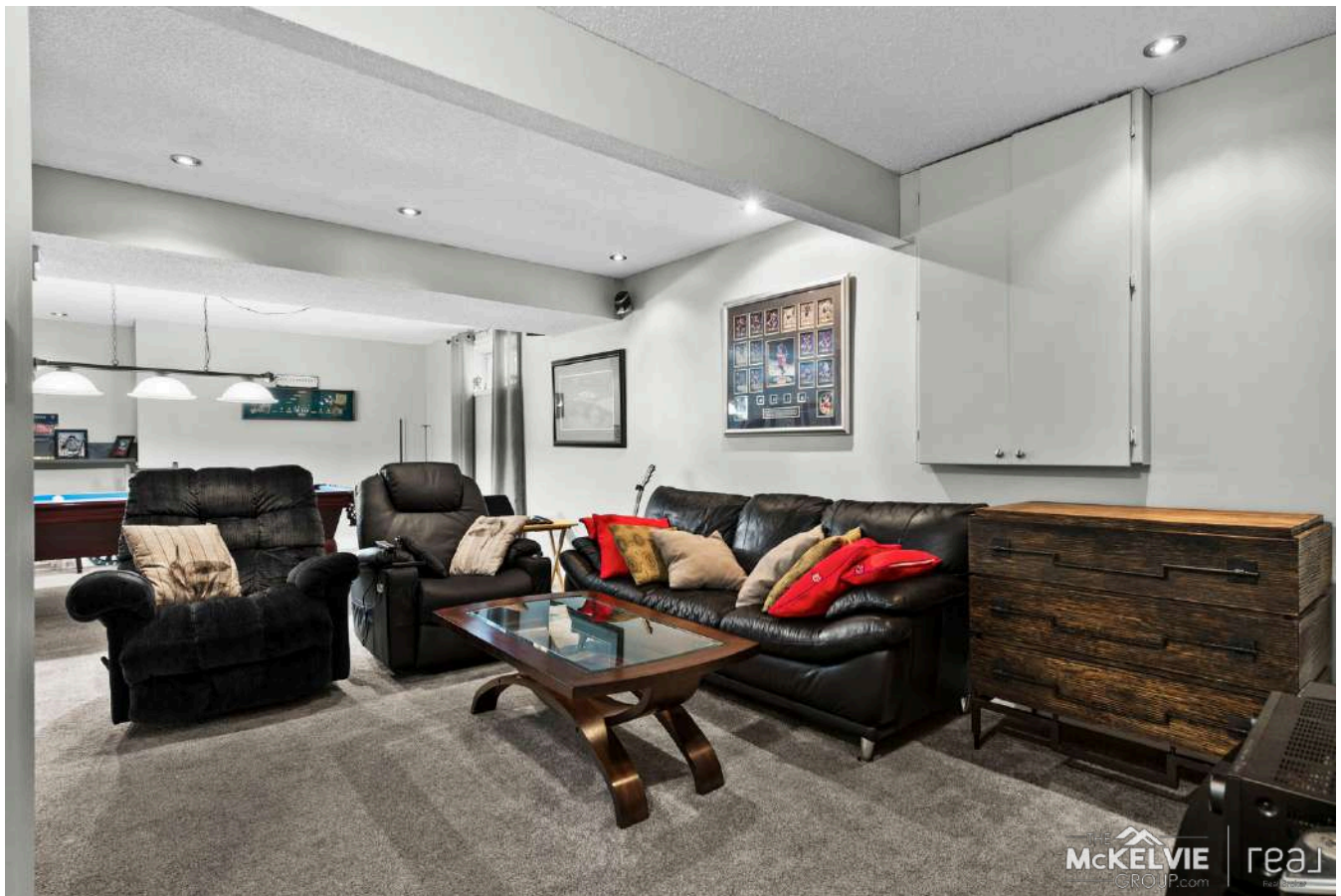
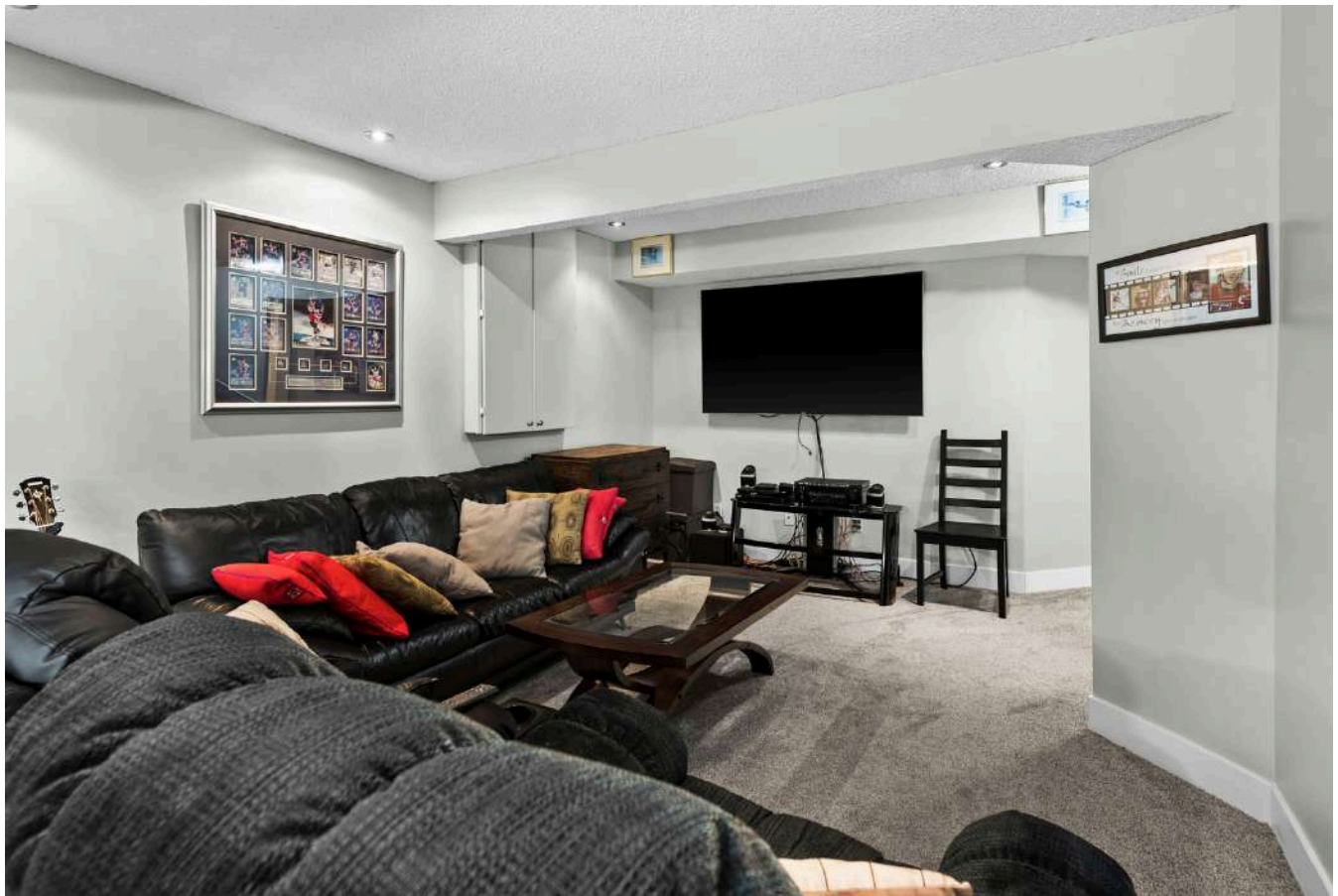


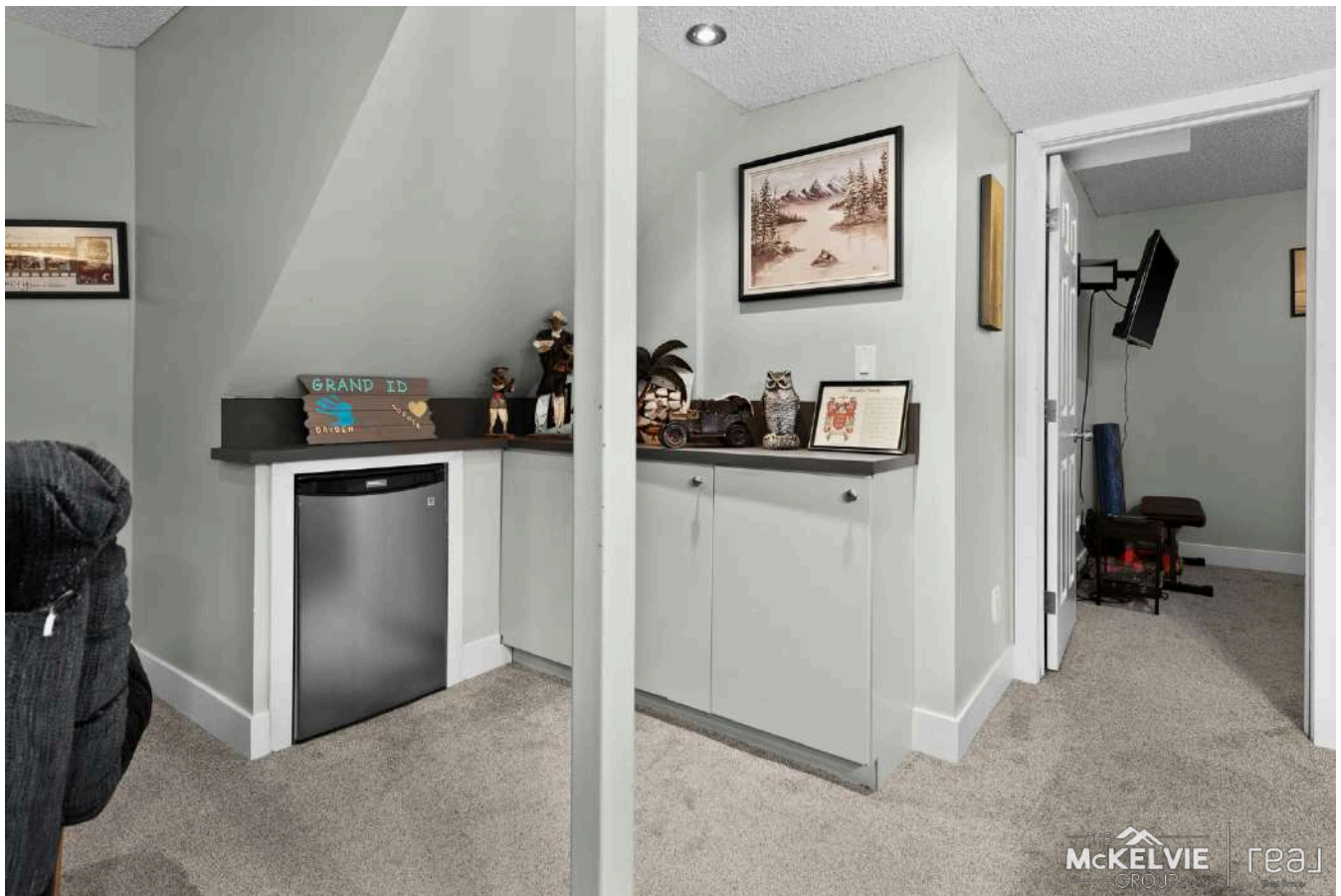
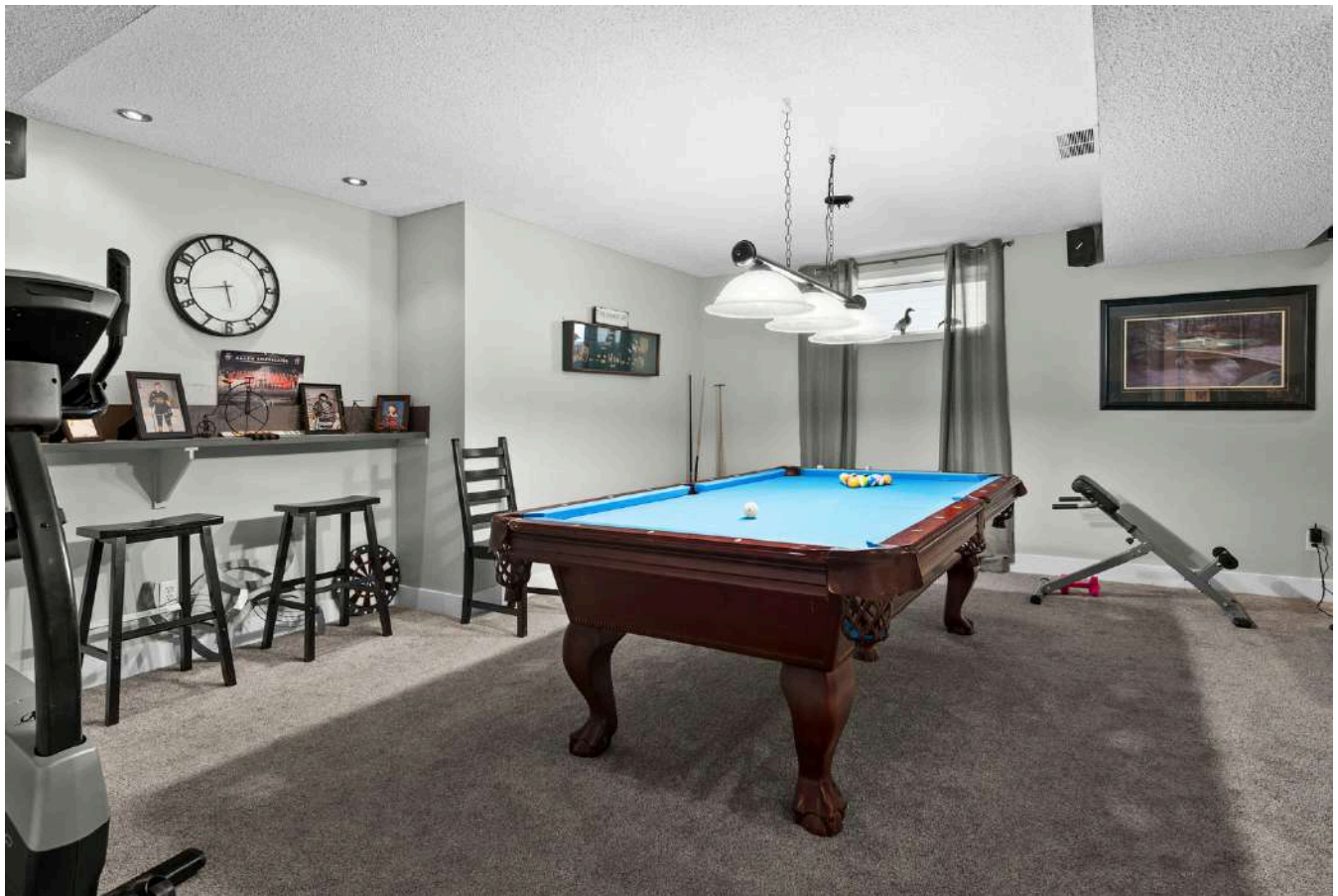


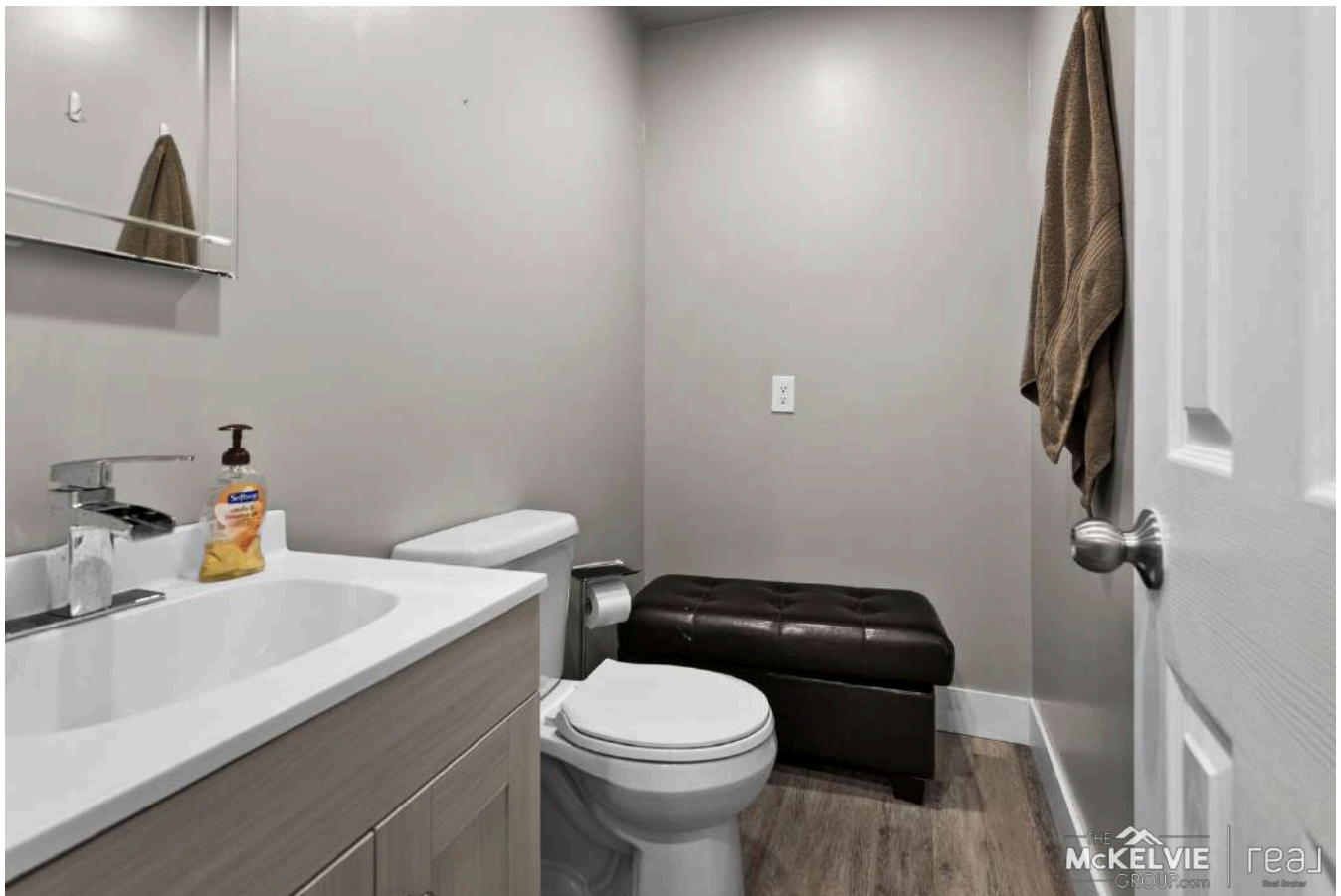


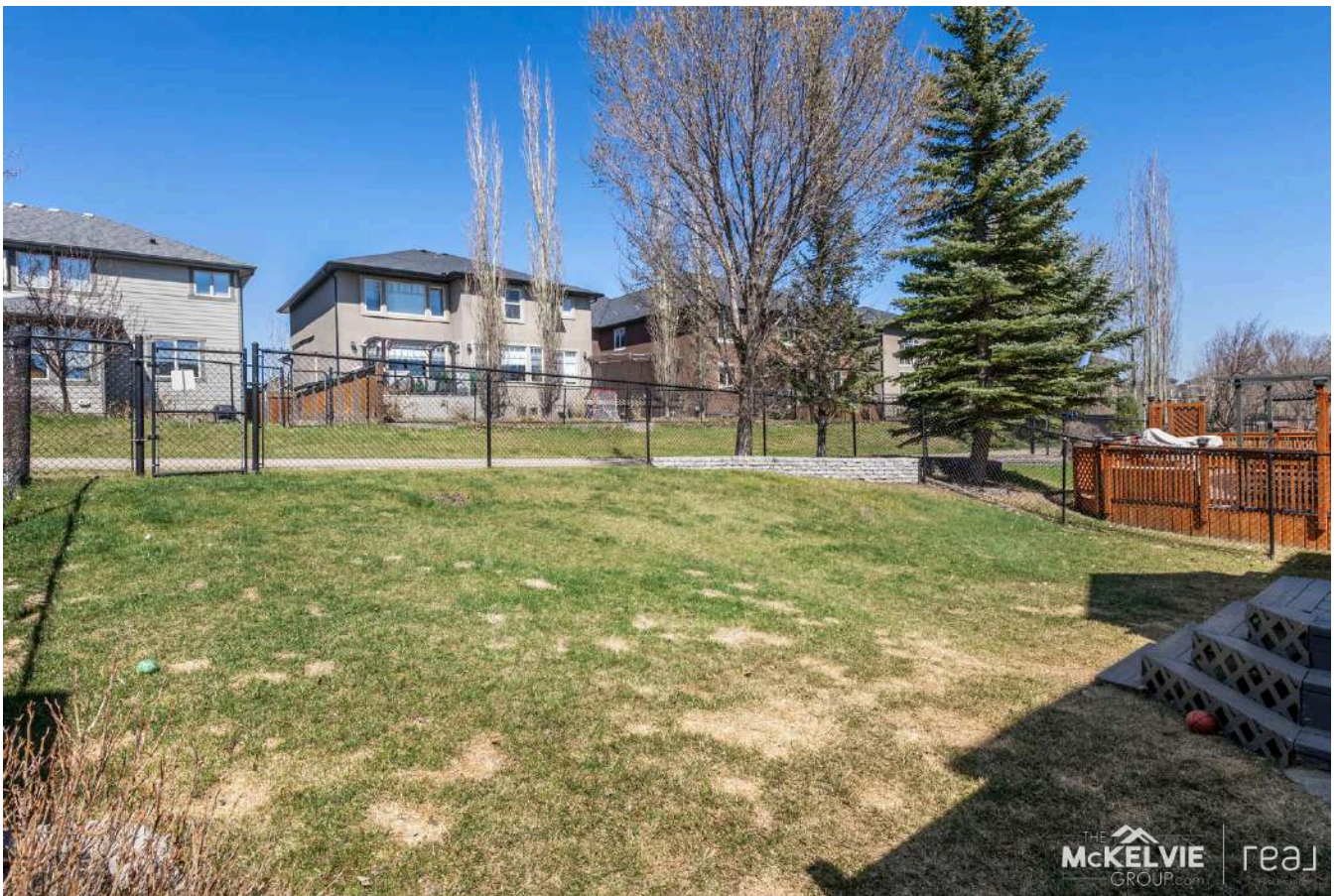


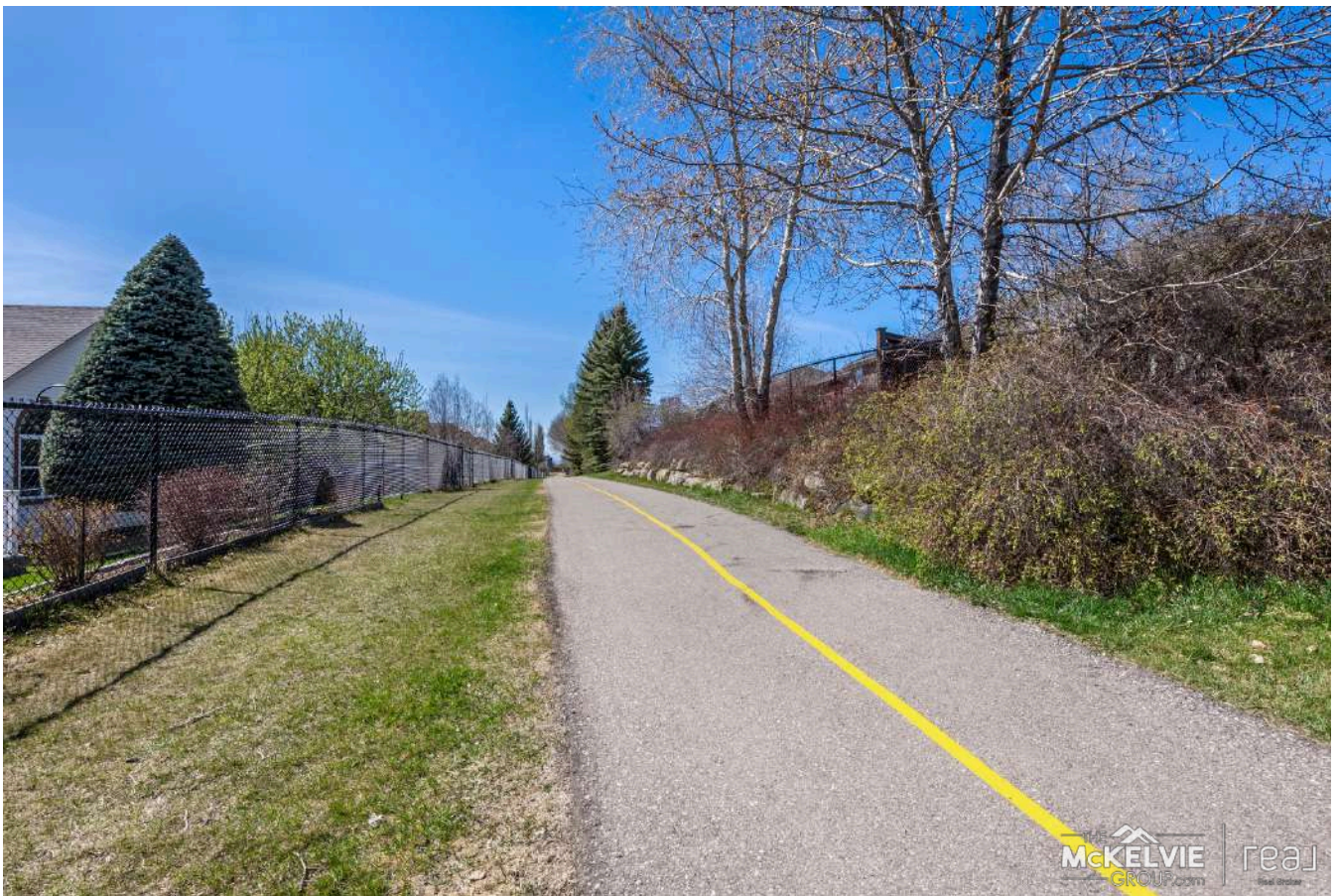


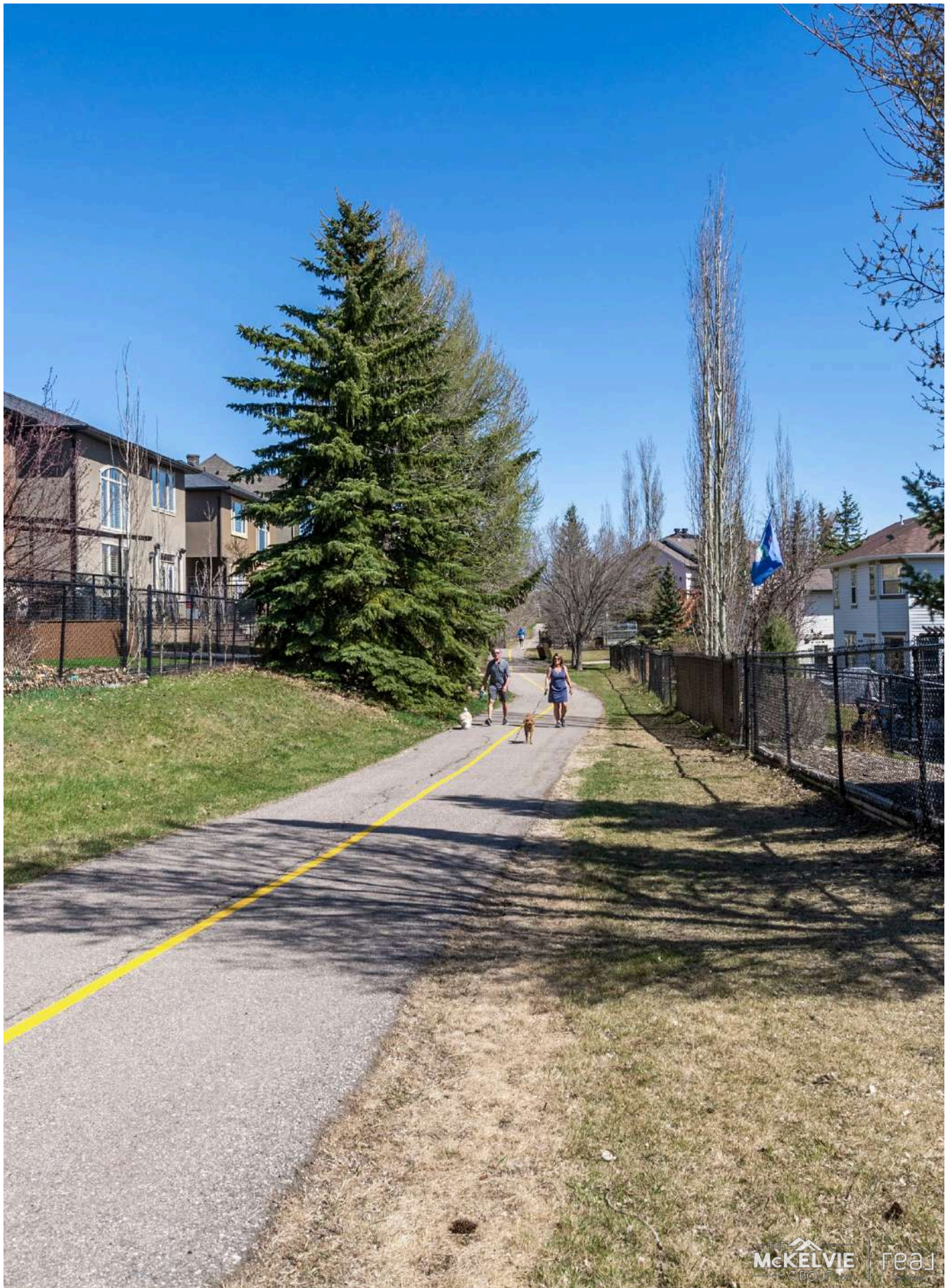












WELCOME TO

ROCKY RIDGE



— THE  —
McKELVIE
— GROUP.com

real
Real Broker

THE COMMUNITY

WELCOME TO ROCKY RIDGE

The Rocky Ridge and Royal Oak community located in Calgary northwest was established in 1989. The community has grown to over 17,000 residents over the years consisting of three homeowner associations and one community association (RRROCA).

The community landscape is unique with several environmental sensitive wetland ponds throughout the area. The local Royal Oak school received an award from Ducks Unlimited for the special education program pertaining to wetlands.

The community is connected through a pathway system that winds around the wetlands and offers spectacular views of the Rocky Mountains. The residents are truly dog lovers, boasting the most dogs per capital in Calgary. RRRO offers many options for living from single housing dwellings, condos, retirement residents to townhomes.

Rocky Ridge Royal Oak Community Association

<https://rrroca.org/en/>

FACEBOOK LINK: <https://www.facebook.com/rrroca.org/>

TWITTER LINK: <https://twitter.com/RRROCA1>



ROCKY RIDGE RANCH COMMUNITY CENTRE

10709 Rocky Ridge Blvd NW. Calgary, Alberta T3G 4G1

403-547-6633

Hours: OPEN from 9AM to 9PM everyday.

The community centre is available for room rentals and the grounds offer tennis and basketball courts, a lake, splash pool, and beautiful grounds to spend an afternoon with the family. <http://www.rrrha.ca/>

SHOPPING

Conveniently located close to all amenities

ROCKY RIDGE SHOPPING CENTRE

Co-op grocery store and gas station, liquor store, vets, dental, and more.



ROYAL OAK ESTATES PLAZA

Restaurants, daycare, liquor store, pharmacy, and more.

ROYAL OAK SHOPPING CENTRE

Great amenities, including Walmart, London Drugs, numerous restaurants, Sobeys, liquor store, pet store, medical offices and more.



CROWFOOT VILLAGE

Grocery stores, restaurants, movie theater, coffee shops, services and more!

BEACON HILL

11420 Sarcee Trail NW

Costco, Home Depot, Michaels, The Brick, Canadian Tire, shops, services, restaurants & more.



MARKET MALL

3625 Shaganappi Trail NW

<https://www.cfshops.com/market-mall.html>

CROSSIRON MILLS MALL

261055 Crossiron Blvd, Rocky View No. 44, A

<https://www.crossironmills.com/en/>

BEARSPAW FARMERS MARKET

25240 Nagway Road

Starts the 1st Sunday in June - End of September

<http://bearspawfarmers.com/farmersmarket/>



THE COMMUNITY



GROCERY STORES

Rocky Ridge Co-op - 11595 Rockyvalley Drive NW

Sobeys - 11300 Tuscany Boulevard NW

Sobeys - 9999 Country Hills Boulevard NW

Safeway - 99 Crowfoot Crescent NW

RC Superstore - 5251 Country Hills Blvd NW

PUBLIC TRANSIT -

It is easy to get around as there are various bus routes throughout the neighbourhood that start and end at the Tuscany C-Train station - From there you can catch the #210 Redline that goes downtown.

<http://www.calgarytransit.com/schedules-maps>



LIBRARIES

CROWFOOT LIBRARY

8665 Nose Hill Drive NW

Calgary AB T3G 5T3

HOURS: Monday to Thursday 9:00am to 9:00pm,

Friday 9:00am to 6:00pm

Saturday 9:00am to 5:00pm,

Sunday 12noon to 5:00pm.

<https://calgarylibrary.ca/locations/CROW/>

ROCKY RIDGE LIBRARY

11300 Rocky Ridge Road NW Calgary T3R 1A7

HOURS: Monday to Friday 5:30am to 10:30pm

Saturday & Sunday 7:00am to 8:30pm

<https://calgarylibrary.ca/locations/ROCKY/>

FREE LITTLE LIBRARY CHARTER #15679

190 Royal Bay NW (next to park entrance)

Calgary Alberta T3G 4M3 <https://littlefreelibrary.org/>



THE COMMUNITY

PARKS & RECREATION

ROCKY RIDGE RANCH COMMUNITY CENTER

10709 Rocky Ridge Blvd NW

Phone: 403-547-6633

Park Hours: 9:00 AM - 9:00 PM every day

<http://www.rrha.ca/>



SHANE HOMES YMCA

11300 Rocky Ridge Rd NW

Phone: 403-351-6673

Hours: M-F 5:30AM to 10:30PM. S-S 7AM to 8:30PM

<https://www.ymcacalgary.org/program-descriptions/locations/shane-homes-ymca-at-rocky-ridge/>

MELCOR YMCA (CROWFOOT)

8100 John Laurie Blvd NW

Phone: 403-547-6576

Hours: Monday-Friday: 5:30 am - 10:30 pm,

Weekends & Holidays: 7:00 am - 8:30 pm

<https://www.ymcacalgary.org/program-descriptions/locations/crowfoot/>



BOWNESS PARK

(Greenspace, picnic areas & BBQs, tot-lots, wading pool, train, boating, Teahouse restaurant, Bow River access)

8900 48 Ave NW HOURS: 5AM to 11PM

<http://www.calgary.ca/CSPS/Parks/Pages/Locations/NW-parks/Bowness-Park.aspx>

THE COMMUNITY

PARKS & RECREATION

CANADA OLYMPIC PARK / WINSPORT

Year round Fun for the whole family

(Hockey, public skate, tube park, Skiing & snowboarding, Luge, Zipline, free-fall, Summer bobsleigh, Mini Golf, Scenic chairlift, Skyline Luge, Canada's Sports Hall Of Fame)

88 Canada Olympic Road SW

403-247-5452 ext. 4

<https://www.winsport.ca/>



NOSEHILL PARK - 5620 14 St NW

Nose Hill Park is a natural environment City Park in the northwest quadrant of Calgary, Alberta which covers over 11 km² (4.2 sq mi). It is the third largest urban park in Canada, and one of the largest urban parks in North America. It is a municipal park, unlike Fish Creek, which is a provincial park. Nose Hill Park is located in the northwest quadrant of Calgary, Alberta. It was created in 1980.

<http://www.calgary.ca/CSPS/Parks/Pages/Locations/NW-parks/Nose-Hill-Park.aspx>

OFF LEASH AREAS

12 MILE COULEE (Tuscany)

137 Tuscarora Pl NW

There is a great off leash area at the top of Tuscany (cross over the C-Train Station bridge).

BOWMONT PARK

Fenced Off-Leash Area

85 STREET NW



THE COMMUNITY

SERVICES

POLICE

CALGARY POLICE SERVICE DISTRICT 7 -
COUNTRY HILLS

11955 Country Village Link NE . (403) 428-6700

CALGARY POLICE SERVICE DISTRICT 3 -
NORTH HAVEN

4303 14 St NW . (403) 428-6300

FIRE STATION

CALL 911 for all emergencies.

STATION 34 IN ROYAL OAK
16 Royal Vista Way NW

TUSCANY FIRE STATION #42
345 Tuscany Way NW

HOSPITALS

FOOTHILLS MEDICAL CENTRE
(24 hour Emergency)

1403 29 Street NW

Phone: 403-944-1110 (Switchboard)

ALBERTA CHILDREN'S HOSPITAL
(24 hour Emergency)

2888 Shaganappi Trail NW

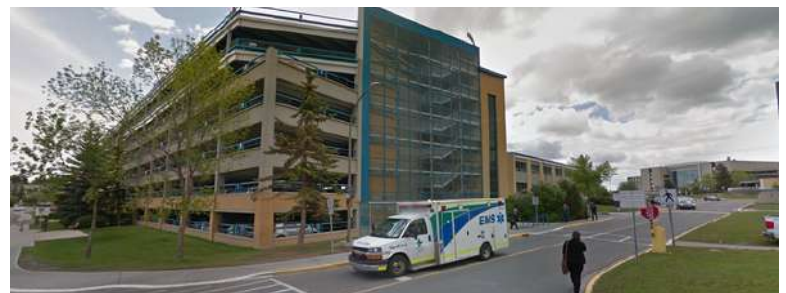
Phone: 403-955-7211

COCHRANE COMMUNITY HEALTH
CENTRE

OPEN 8AM TO 10PM DAILY

60 Grande Boulevard, Cochrane.

Phone: 403-851-6000 (Switchboard)



WALK-IN CLINICS

ROCKFORD MEDICAL CLINIC | FAMILY
DOCTORS

500 Royal Oak Dr NW #232

403-910-1981

<https://www.rockfordmd.ca/>

MEDICARE ROYAL VISTA MEDICAL FAMILY
PRACTICE & WALK-IN CLINIC

8730 Country Hills Blvd NW #250

403-262-7787

<https://www.medicareclinic.org/>

TUSCANY MEDICAL CLINIC

11300 Tuscany Blvd NW

403-374-4222

SERVICES



VETS

ROCKY RIDGE PET HOSPITAL

11595 Rockyvalley Dr NW Unit 2010

403-984-4143

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

ROYAL VETERINARY HOSPITAL

108-500 Royal Oak Dr NW

403-452-9444

<https://royalvethospital.com/>

VCA CANADA ROYAL OAK ANIMAL HOSPITAL

8888 Country Hills Blvd NW #180

403-208-0847

<https://vcacanada.com/royaloak/>

DENTISTS

ROCKY RIDGE DENTAL

11595 Rockyvalley Dr NW

403-244-2273

<https://www.rockyridgedental.com/>



ROYAL OAK FAMILY DENTISTRY

500 Royal Oak Dr NW, Calgary

403-374-6161

<https://www.familydentistrycalgary.ca/>

PHYSIO +

ADVANTAGE HEALTH ROYAL OAK PHYSIOTHERAPY

8888 Country Hills Blvd NW #192

403-774-5986

HEALTH LAND WELLNESS CENTRE & MASSAGE THERAPY

500 Royal Oak Dr NW #216

403-454-8892

<http://www.healthlandwellness.ca/>

SCHOOLS



PUBLIC SCHOOLS

Royal Oak School

(K-3) PUBLIC

9100 Royal Birch BV NW

Phone: 403-777-6279

<http://school.cbe.ab.ca/school/RoyalOak/Pages/default.aspx>

William D. Pratt School

(4-9) PUBLIC

9850 Royal Oak Way NW

Phone: 403-817-3520

<http://school.cbe.ab.ca/school/williamdpratt/Pages/default.aspx>

Thomas B. Riley School

(7-9) PUBLIC

3915 69 St NW Calgary

Phone: 403-777-7260

<http://school.cbe.ab.ca/school/thomasbriley/Pages/default.aspx>

Robert Thirsk High School

(10-12) PUBLIC

8777 Nose Hill Drive NW

Phone: 403-817-3400

<http://schools.cbe.ab.ca/b880/>

CATHOLIC SCHOOLS

St. Maria Goretti School

(K-6) CATHOLIC

375 Hawkstone Drive NW

Phone: 403-500-2099

<https://www.cssd.ab.ca/schools/stmariaagoretti/Pages/default.aspx>

St. Jean Brebeuf School

(7-9) CATHOLIC

5030 Northland Drive NW

Phone: 403-500-2046

<https://www.cssd.ab.ca/schools/stjeanbrebeuf/Pages/default.aspx>

St. Francis High School

(10-12) CATHOLIC

877 Northmount Drive NW

Phone: 403-500-2026

<https://www.cssd.ab.ca/schools/stfrancis/About/Pages/default.aspx>



PRESCHOOL

Royal Kids Preschool & Kindergarten

450 Royal Oak Dr NW

Phone: 403-991-7534

<https://ciacademy.ca/>

ROCKY RIDGE



