

Rocky Ridge

56 Rockford Terrace NW



THE
McKELVIE
GROUP.com

real
Real Broker

Rick Easthope
403-999-1397

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www.themckelviigroup.com

56 Rockford Terrace NW

A rare opportunity to own an executive family home on one of the most sought-after streets in Rock Lake Estates. This 2 storey home features almost 3,800 square feet of lovingly maintained living space and is perfectly situated on one of the largest lots in the community. Distinctive rooflines and stone accents compliment the charming curb appeal of this home that has a terrific blend of privacy, elegance, and modern comfort, with a peaceful feel of a country escape.

The inviting foyer and reverse walk-out design creates a light-filled lower level where oversized windows and high ceilings frame the spacious recreation room. A large guest bedroom and stylish full bath make this floor ideal for extended family or visitors, while a generous mudroom with built-in bench connects to the oversized double garage with extended depth for extra storage or workspace. Dual high-efficiency furnaces and on-demand hot water keep the home comfortable year-round.

Upstairs, the main level unfolds into an open concept living space designed for both connection and entertaining. The chef-inspired kitchen features an oversized granite island, premium stainless-steel appliances, induction range, and a walk-in pantry, perfect for everything from weekday dinners to festive gatherings. The sunny breakfast nook overlooks the backyard's lush greenery, while the inviting great room, anchored by a gas fireplace, creates a cozy space for relaxing evenings. A vaulted-ceiling bonus room with south-facing windows offers a sunlit retreat, and the elegant formal dining room sets the scene for memorable celebrations. A private den with rich built-ins and patio access provides a quiet space to work from home.

The air-conditioned upper level is home to four generously sized bedrooms, including one with mountain views. The primary suite is a true sanctuary, offering serene aspen forest vistas, a spa-inspired ensuite with soaker tub, walk-in shower, dual vanities, and a custom walk-in closet with built-in cabinetry. A full laundry room and a thoughtfully designed main bath complete this level.

Step outside to a backyard oasis that feels worlds away from city life. Professionally landscaped and framed by mature aspen trees, it features a composite deck for summer dining, a brick patio for evening fires, a tranquil waterfall, and a four-zone underground sprinkler system to keep everything lush. Two gas BBQ outlets make hosting effortless. The oversized garage has a dedicated circuit for EV charging.

From your doorstep, explore winding pathways, serene ponds, and wetlands. The Rocky Ridge Recreation Centre and YMCA offer tennis and basketball courts, paddle boating, a splash pool, and fitness facilities. Schools, shopping, the LRT, and major roadways are only minutes away. In Rock Lake Estates, this rare offering pairs luxury living with a lifestyle surrounded by nature, a home that you will be proud to share with family and friends.





56 Rockford Terrace NW Calgary, AB T3G 0E1

Residential
Active

[A2247645](#)

PD:

DOM: 0

LP: \$1,425,000.00

OP: \$1,425,000.00

Banner: *Luxury Living Surrounded by Nature – Rock Lake Retreat*



Class: Detached
County: Calgary
Type: House
Levels: Two
Year Built: 2012
LINC#: [0034804857](#)
Arch Style: 2 Storey
Possession: 90 Days / Neg
Lot Dim:
Front Length: 7.06M 23' 2"
Legal Desc: 1111692;3;43
Legal Pln: 1111692 **Blk:** 3

City: Calgary
Subdivision: Rocky Ridge
Ttl Beds: 5
F/H Bth: 3/1
RMS SQFT: 2,825.01
LP/SF: \$504.42
Suite: No
Lot Size: 5812 SF|539.95 SM
Lot Depth: 39.54 M 129.73'
Lot: 43 **Condo:** No

Zoning: DC (pre 1P2007)
Title to Lnd: Fee Simple
Disclosures: No Disclosure
Restrict: None Known

Tax Amt/Yr: \$7,292.00/2025
Loc Imp Amt:
Front Exp: SW

Recent Change: **08/15/2025 : NEW**

Public Remarks: A rare opportunity to own an executive family home on one of the most sought-after streets in Rock Lake Estates. This 2 storey home features almost 3,800 square feet of lovingly maintained living space and is perfectly situated on one of the largest lots in the community. Distinctive rooflines and stone accents compliment the charming curb appeal of this home that has a terrific blend of privacy, elegance, and modern comfort, with a peaceful feel of a country escape. The inviting foyer and reverse walk-out design creates a light-filled lower level where oversized windows and high ceilings frame the spacious recreation room. A large guest bedroom and stylish full bath make this floor ideal for extended family or visitors, while a generous mudroom with built-in bench connects to the oversized double garage with extended depth for extra storage or workspace. Dual high-efficiency furnaces and on-demand hot water keep the home comfortable year-round. Upstairs, the main level unfolds into an open concept living space designed for both connection and entertaining. The chef-inspired kitchen features an oversized granite island, premium stainless-steel appliances, induction range, and a walk-in pantry, perfect for everything from weekday dinners to festive gatherings. The sunny breakfast nook overlooks the backyard's lush greenery, while the inviting great room, anchored by a gas fireplace, creates a cozy space for relaxing evenings. A vaulted-ceiling bonus room with south-facing windows offers a sunlit retreat, and the elegant formal dining room sets the scene for memorable celebrations. A private den with rich built-ins and patio access provides a quiet space to work from home. The air-conditioned upper level is home to four generously sized bedrooms, including one with mountain views. The primary suite is a true sanctuary, offering serene aspen forest vistas, a spa-inspired ensuite with soaker tub, walk-in shower, dual vanities, and a custom walk-in closet with built-in cabinetry. A full laundry room and a thoughtfully designed main bath complete this level. Step outside to a backyard oasis that feels worlds away from city life. Professionally landscaped and framed by mature aspen trees, it features a composite deck for summer dining, a brick patio for evening fires, a tranquil waterfall, and a four-zone underground sprinkler system to keep everything lush. Two gas BBQ outlets make hosting effortless. Park in the oversized garage that has a dedicated circuit for EV charging. From your doorstep, explore winding pathways, serene ponds, and wetlands. The Rocky Ridge Recreation Centre and YMCA offer tennis and basketball courts, paddle boating, a splash pool, and fitness facilities. Schools, shopping, the LRT, and major roadways are only minutes away. In Rock Lake Estates, this rare offering pairs luxury living with a lifestyle surrounded by nature, a home that you will be proud to share with family and friends.

Directions:

Rooms & Measurements

	1P	2P	3P	4P	5P	6P						
Baths:	0	1	0	1	1	0	Bed Abv: 4	Main: 143.25	Mtr2	1,541.89	SqFt	
EnSt Bth:	0	0	0	0	1	0	Rms Abv: 9	Upper: 119.21	Mtr2	1,283.13	SqFt	
Garage Dims (L x W):	22' 11" x 26' 6"							Blw Grade: 86.21	Mtr2	927.95	SqFt	
								Total AG: 262.45	Mtr2	2,825.01	SqFt	

Property Information

Basement:	Full, Walk-Out To Grade	Laundry Ft:	Upper Level
Heating:	Forced Air, Natural Gas	Cooling:	Central Air
Construction:	Stone, Stucco, Wood Frame	Fireplaces:	1/Gas, Living Room, Mantle, Stone
Foundation:	Poured Concrete	Flooring:	Carpet, Ceramic Tile, Hardwood
Exterior Feat:	BBQ gas line, Private Yard	Fencing:	Fenced
Roof Type:	Asphalt Shingle	Balcony:	Deck, Patio, See Remarks
Reports:	None		
Warranty:	None		
Parking:	Double Garage Attached, Front Drive, Garage Faces Front, In Garage Electric Vehicle Charging Station(s) Total: 2		
Features:	Bookcases, Breakfast Bar, Built-in Features, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)		
Comm Feature:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths		

ROOM DIMENSIONS

Main Building

1ST FLOOR

4pc Bath: 8'11" x 5'1"
Bedroom: 9'11" x 12'3"
Garage: 22'11" x 26'6"
Rec Room: 21'7" x 20'9"
Storage: 6'3" x 3'8"
Utility: 7'7" x 11'9"

2ND FLOOR

2pc Bath: 5'6" x 5'6"
Bonus Room: 19'1" x 16'8"
Breakfast Nook: 17' x 9'11"
Dining: 14'6" x 9'7"
Kitchen: 17' x 8'5"
Living Room: 15'11" x 18'9"
Office: 9'6" x 13'6"

3RD FLOOR

5pc Bath: 9'8" x 8'5"
5pc Ensuite: 10'6" x 13'
Bedroom: 14'9" x 8'6"
Bedroom: 9'8" x 11'8"
Bedroom: 13' x 11'
Laundry: 5'1" x 8'3"
Primary: 16'1" x 15'1"
Wic: 5'11" x 13'1"

Main Building

1ST FLOOR (Below Grade)

Interior Area: 872.90 sq ft
Excluded Area: 739.54 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 948.87 sq ft
Finished Area: 927.95 sq ft

2ND FLOOR

Interior Area: 1447.47 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 1541.89 sq ft

3RD FLOOR

Interior Area: 1202.85 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 1283.13 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 2650.32 sq ft
Exterior Area: 2825.01 sq ft

Total Area (Above & Below Grade), Main Building

Interior Area: 3523.22 sq ft
Finished Area (Below Grade): 927.95 sq ft
Excluded Area: 739.54 sq ft
Exterior Area: 3773.89 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.

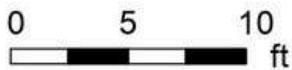
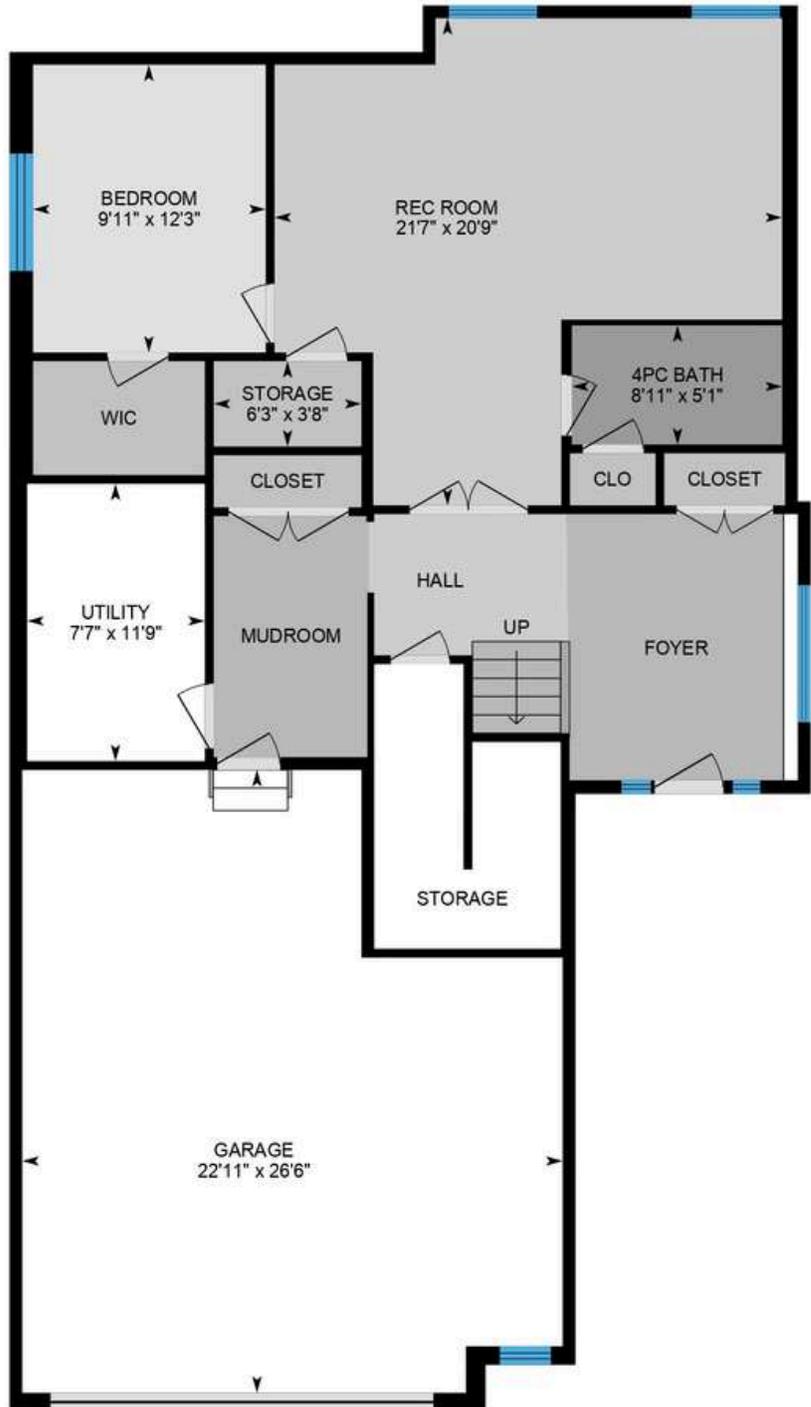
THE FLOOR PLAN

**FIRST FLOOR
(BELOW GRADE):**

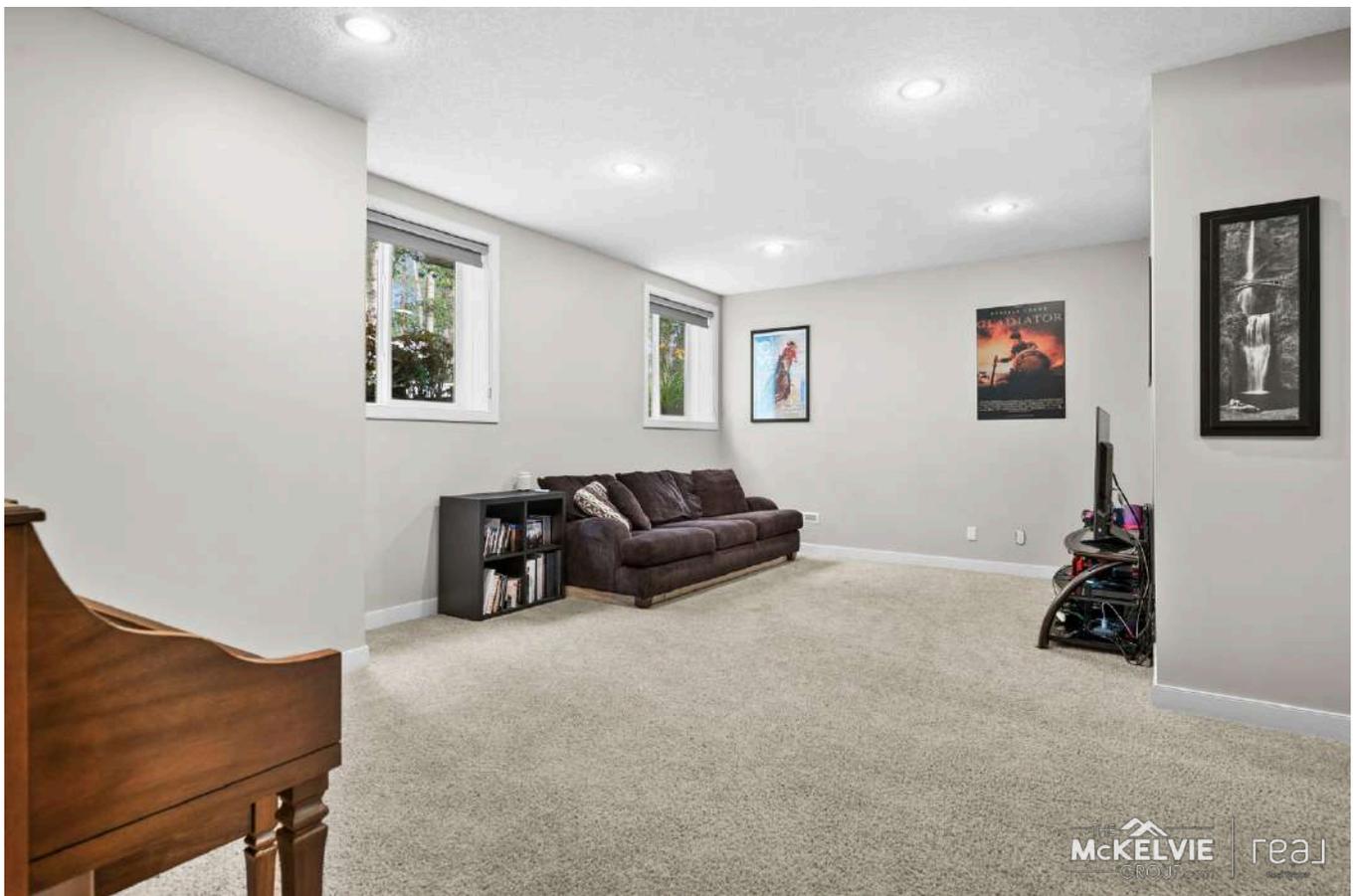
**EXTERIOR AREA:
948.87 SQ. FT.**

**INTERIOR AREA:
872.90 SQ. FT.**

**EXCLUDED AREA:
739.54 SQ. FT.**









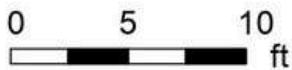
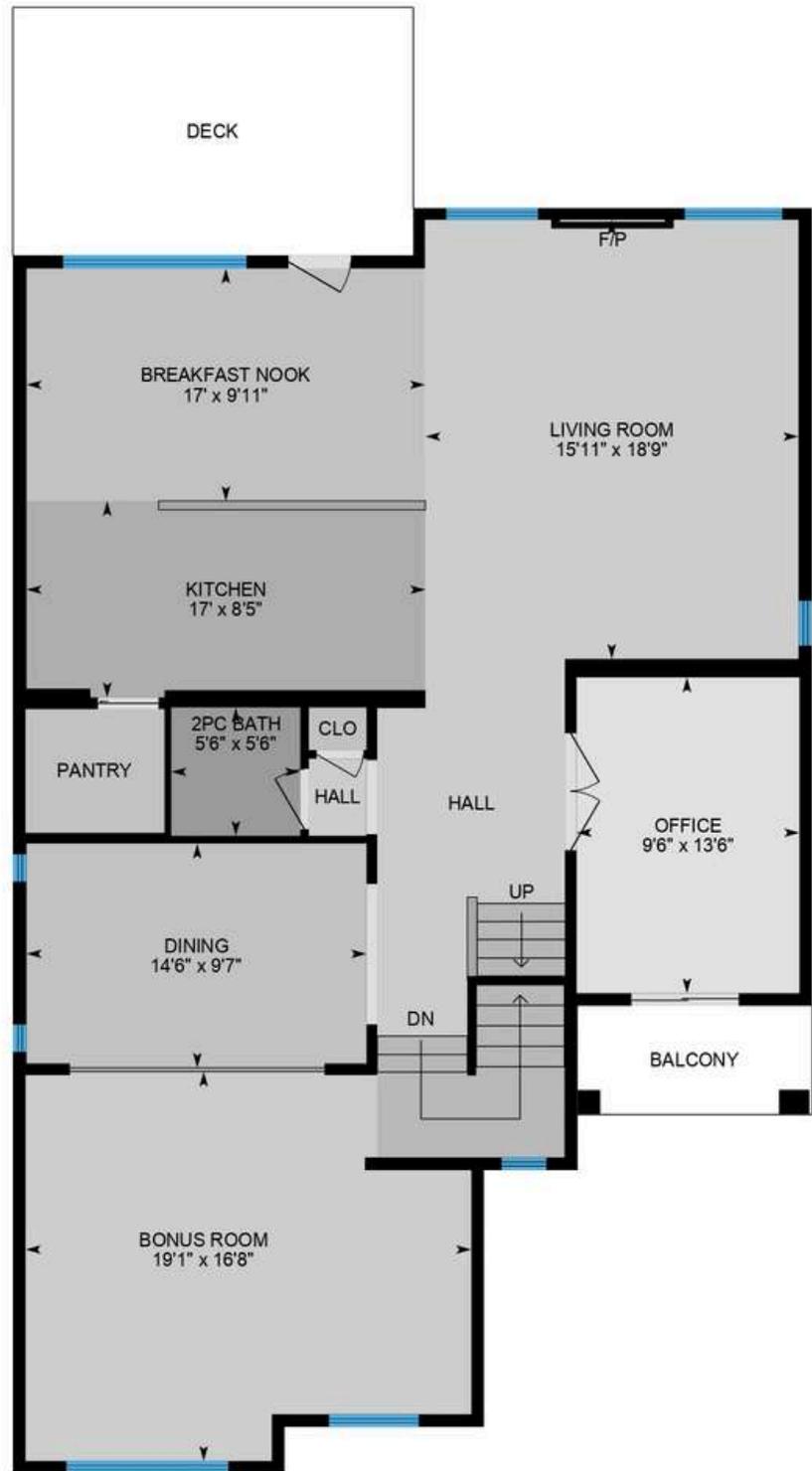


THE FLOOR PLAN

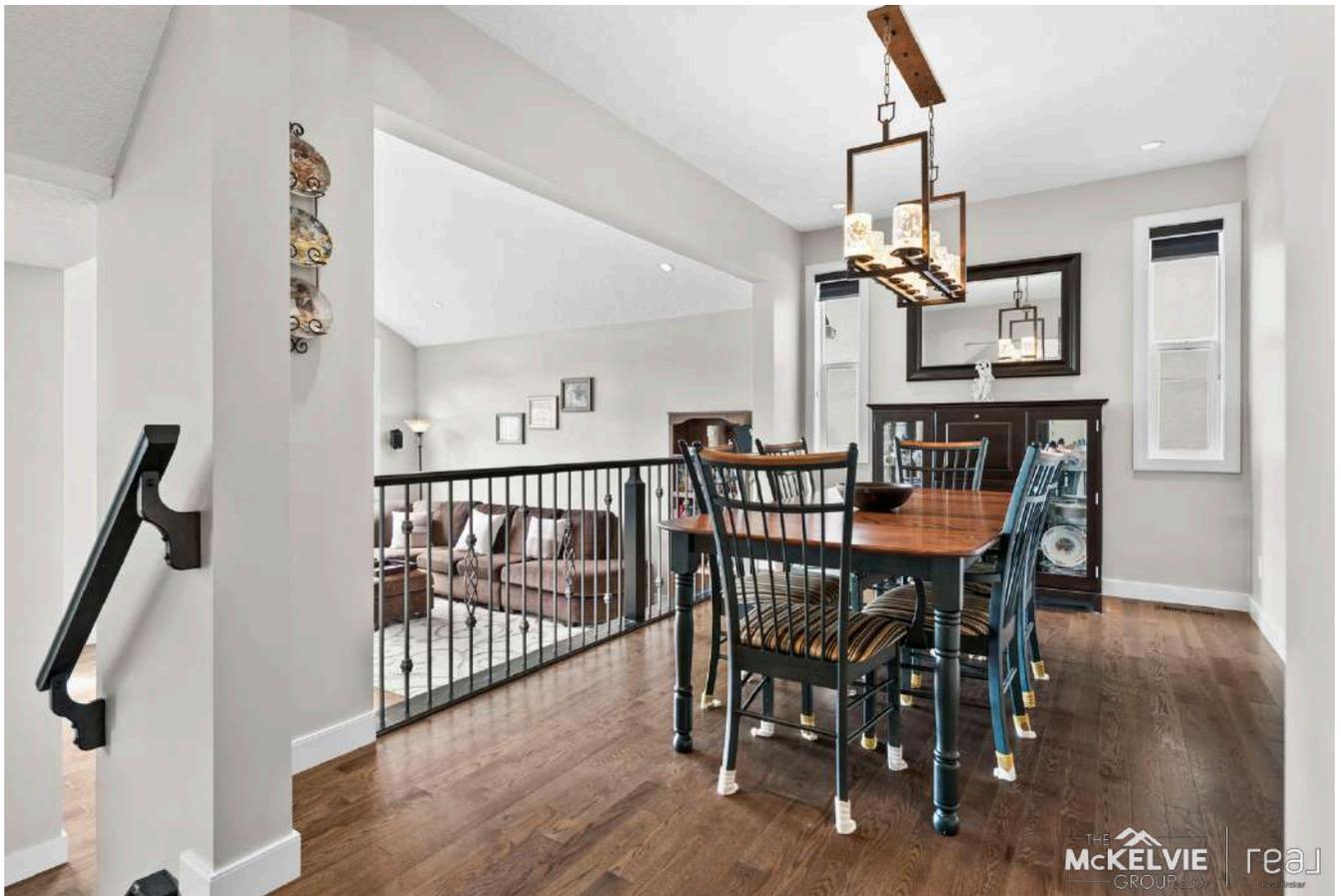
SECOND FLOOR:

EXTERIOR AREA:
1541.89 SQ. FT.

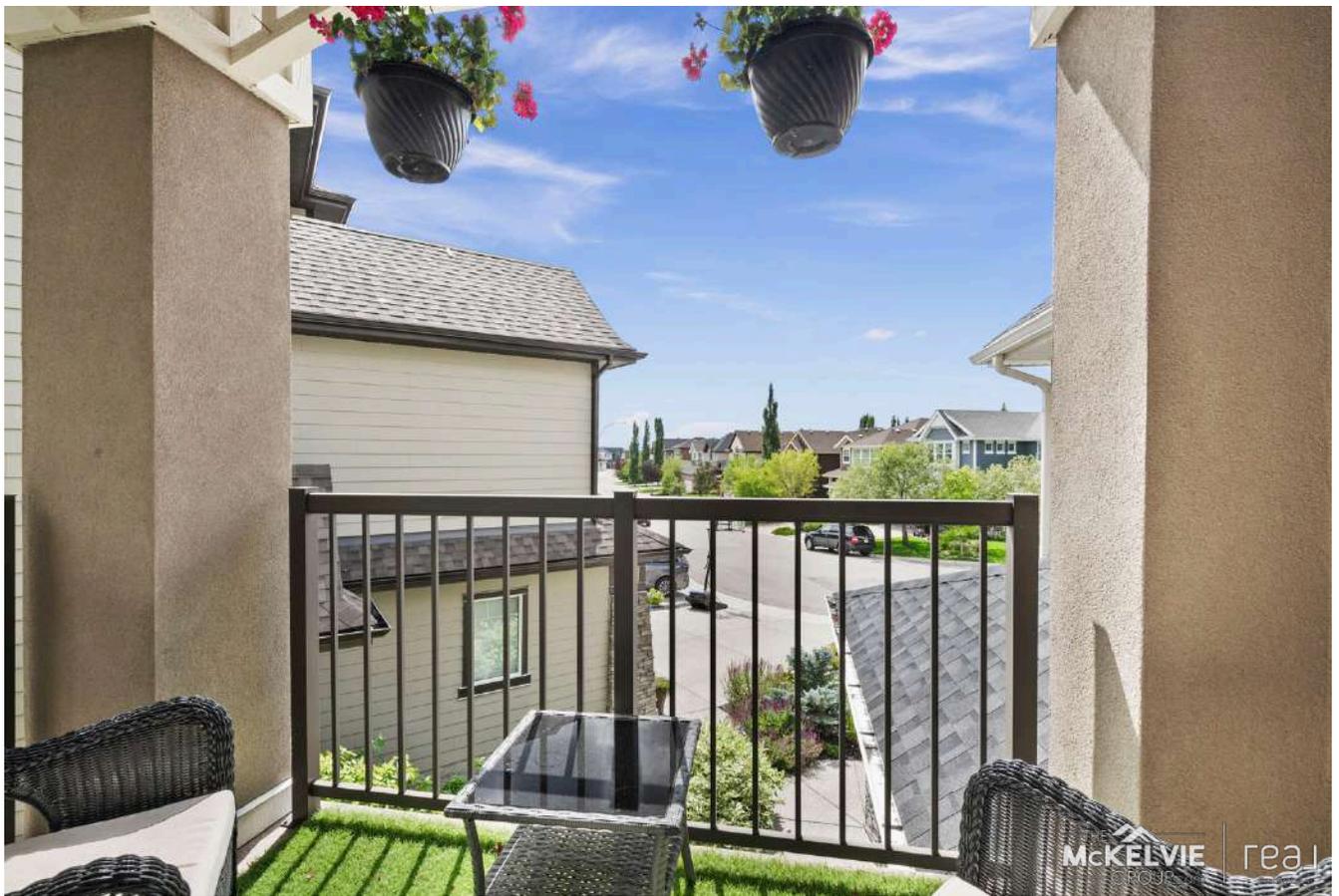
INTERIOR AREA:
1447.47 SQ. FT.













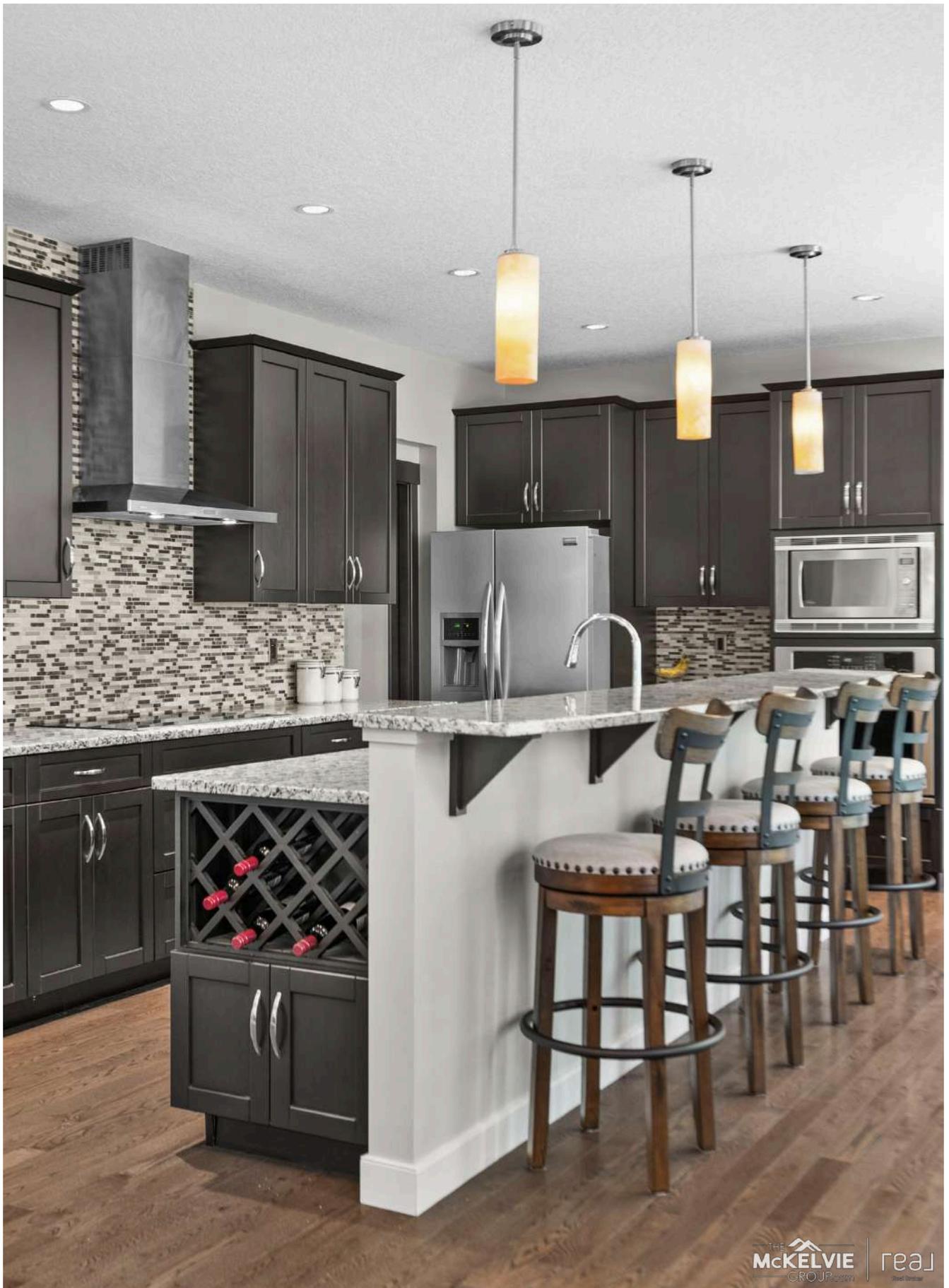


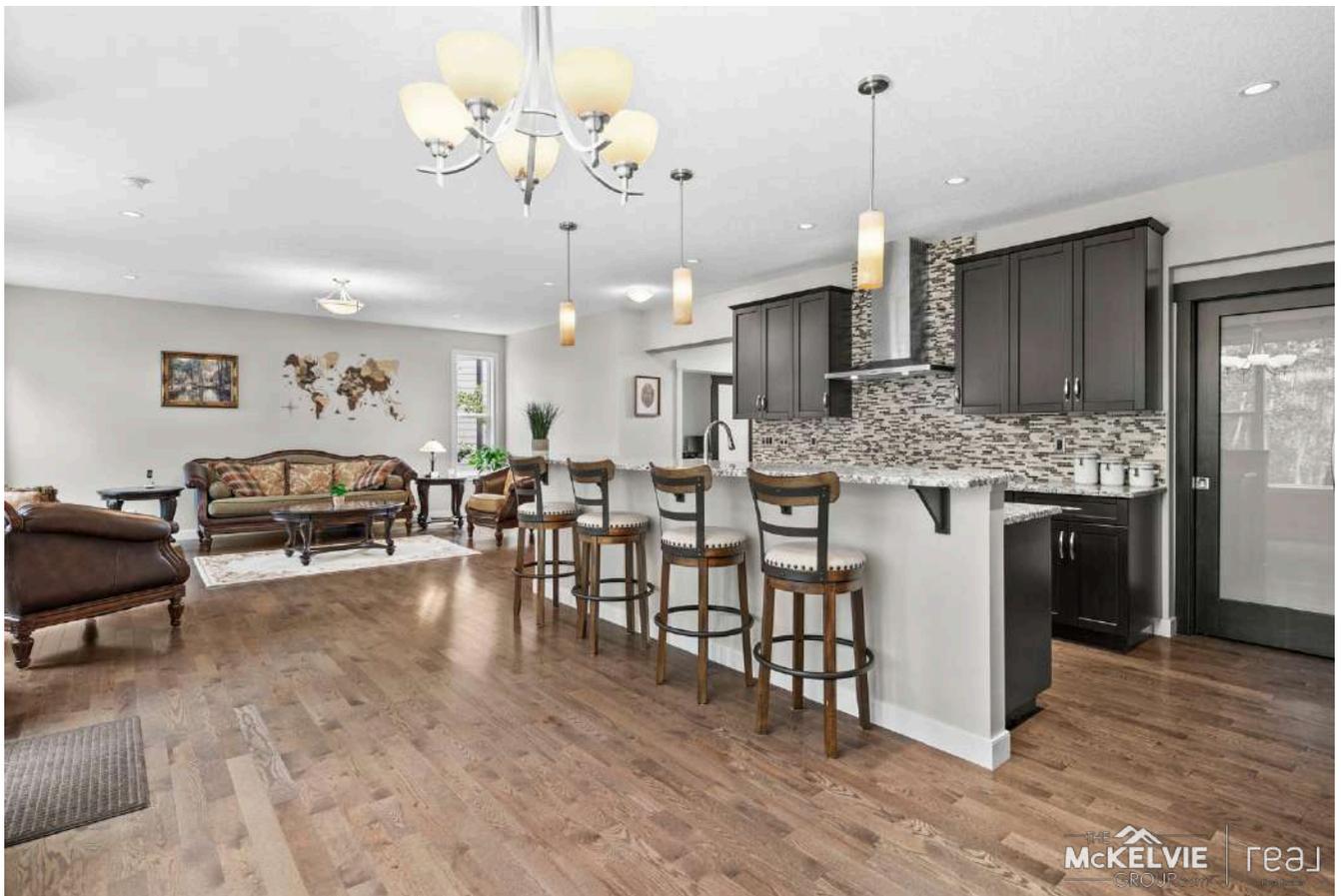






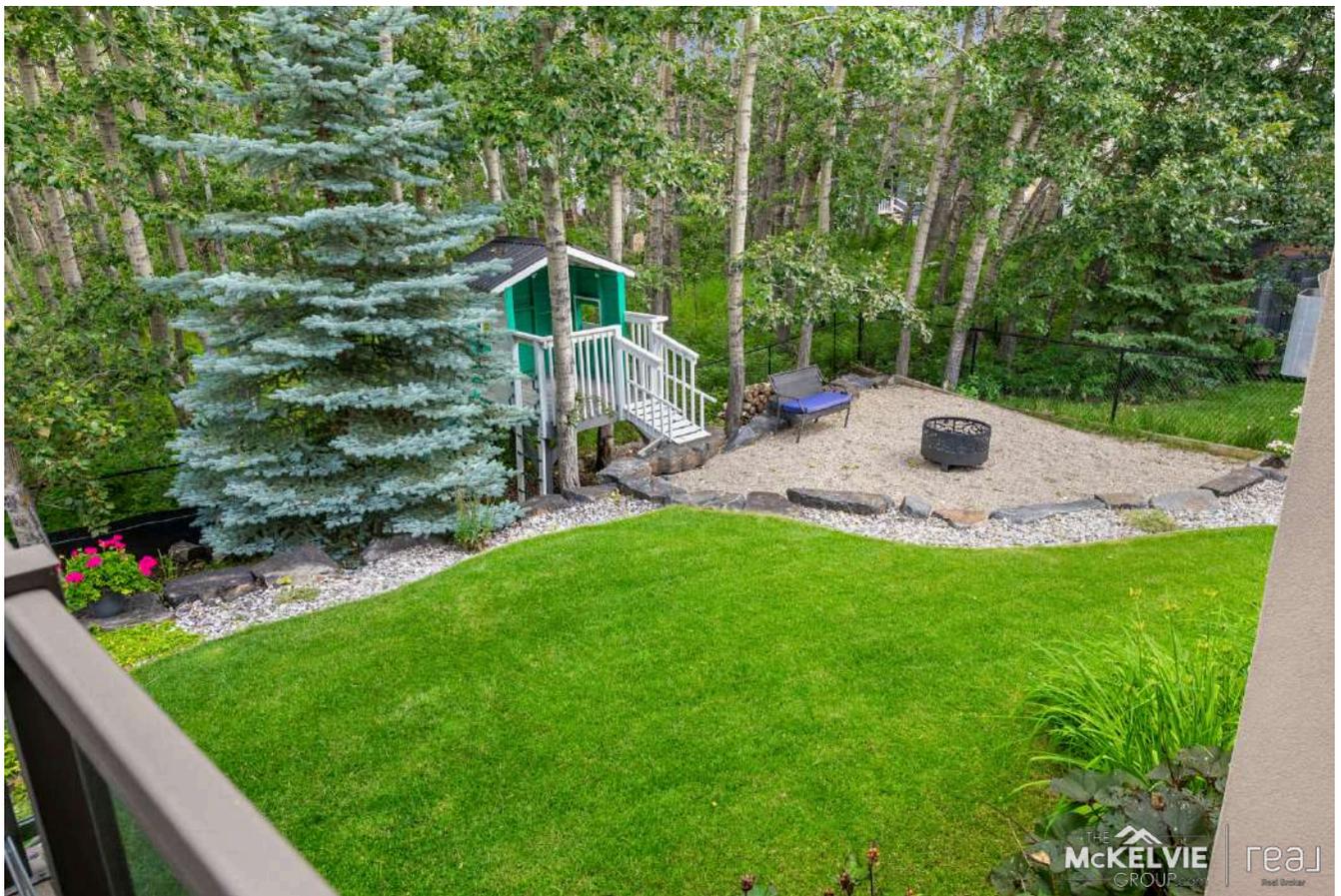


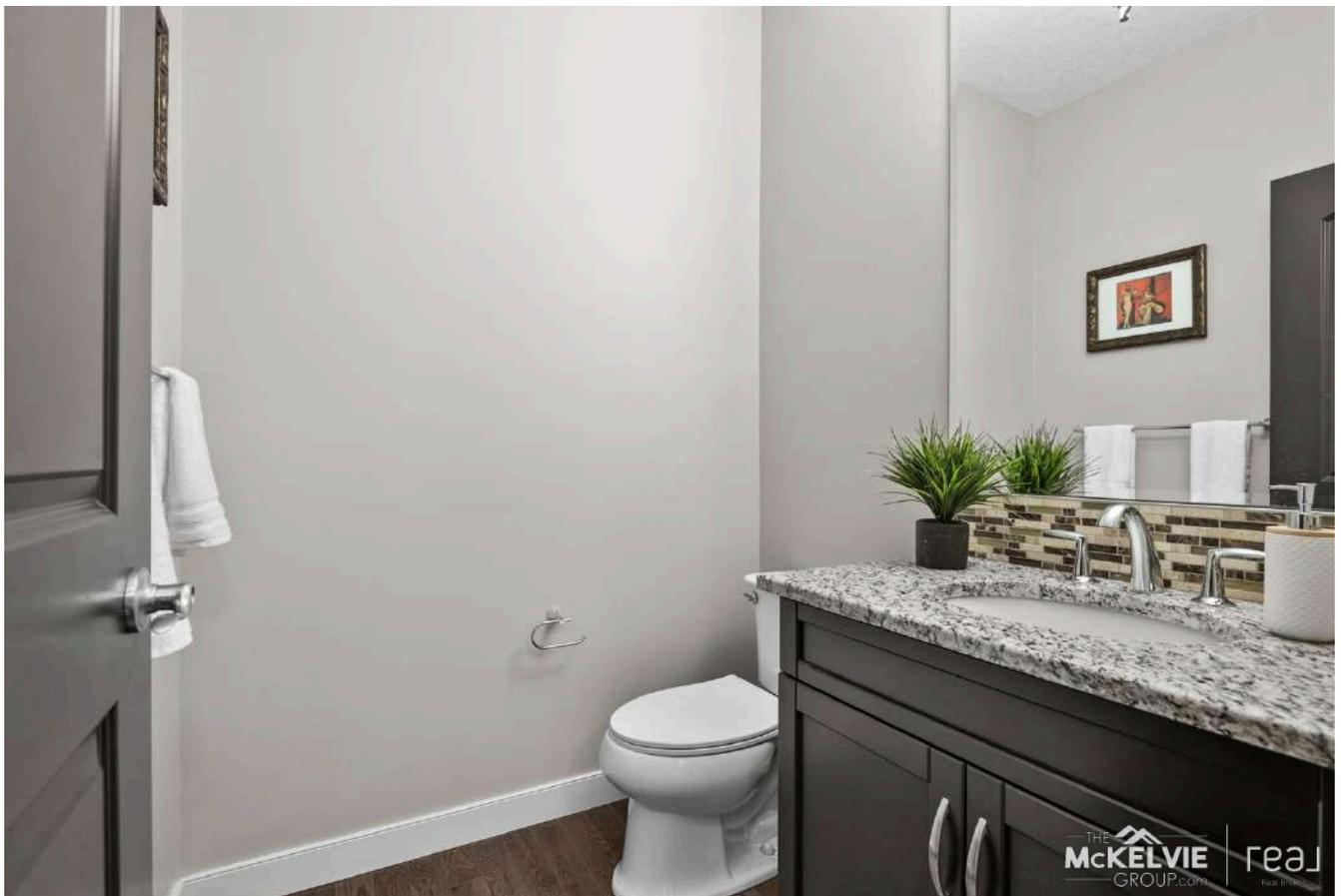










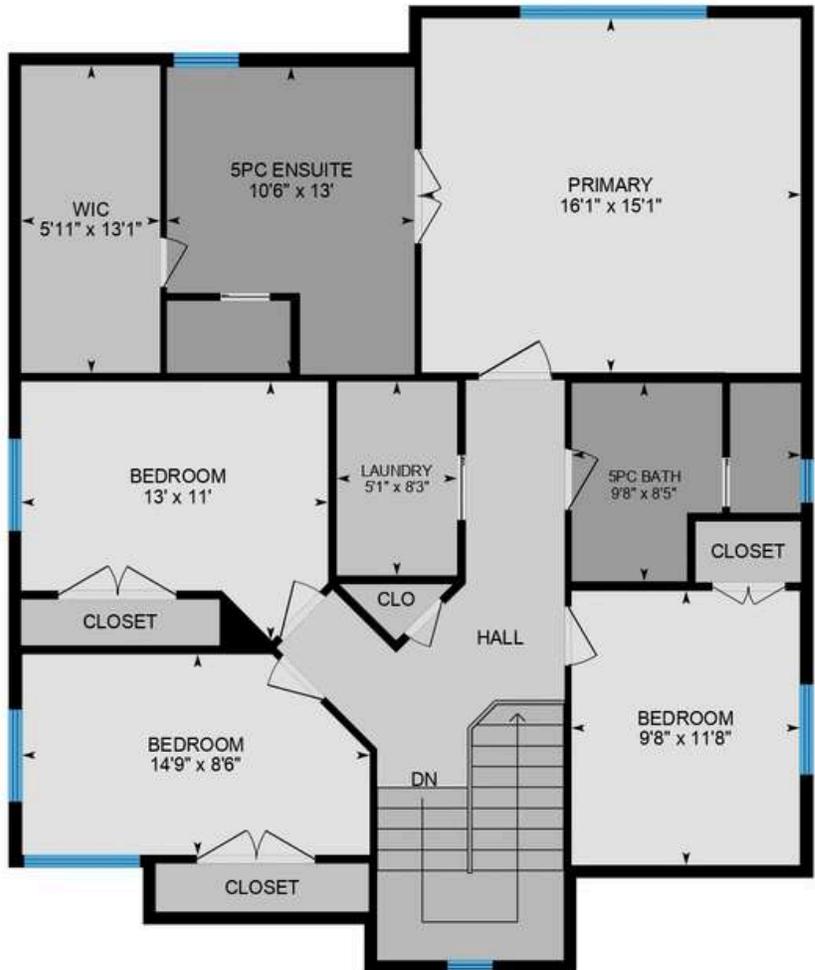


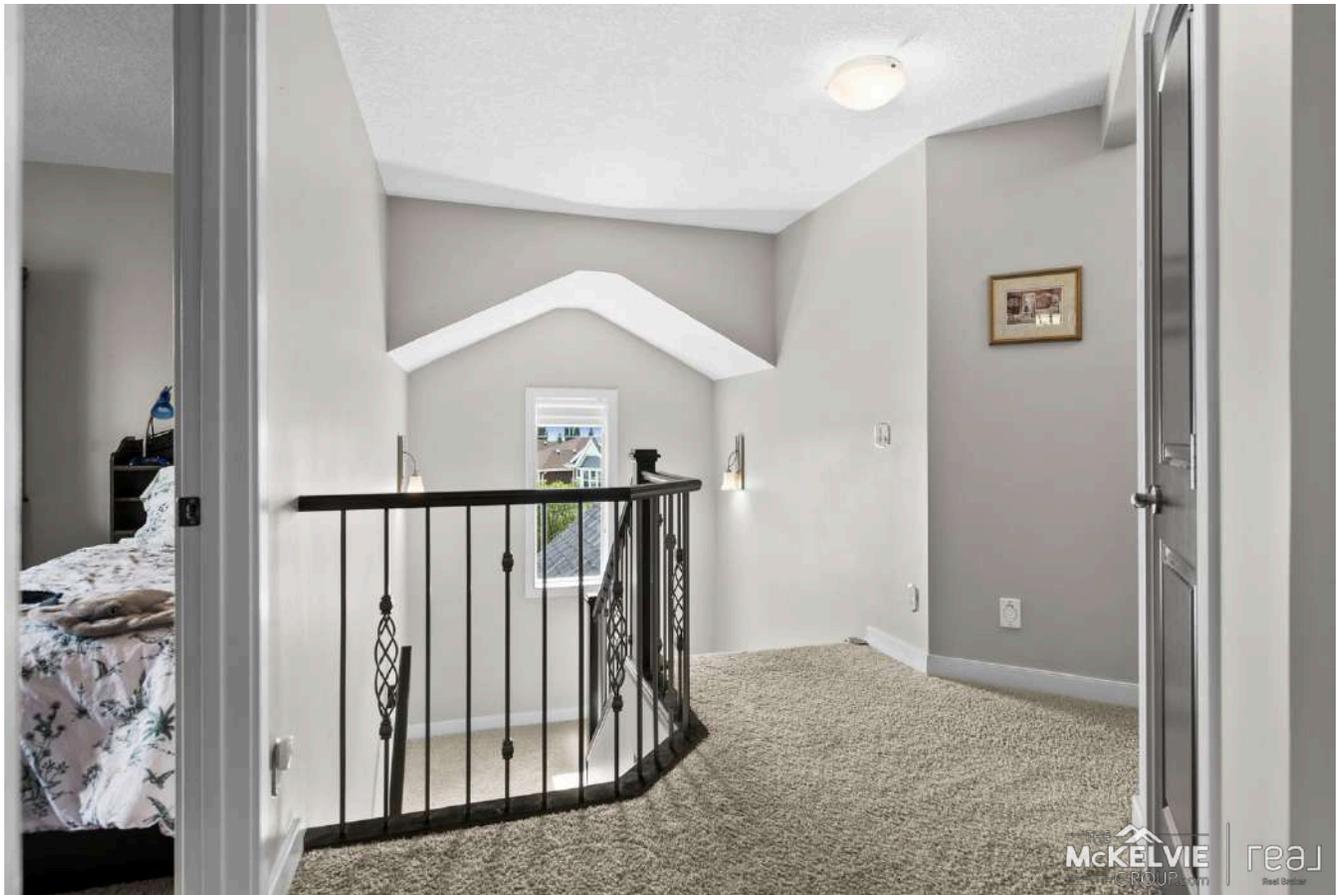
THE FLOOR PLAN

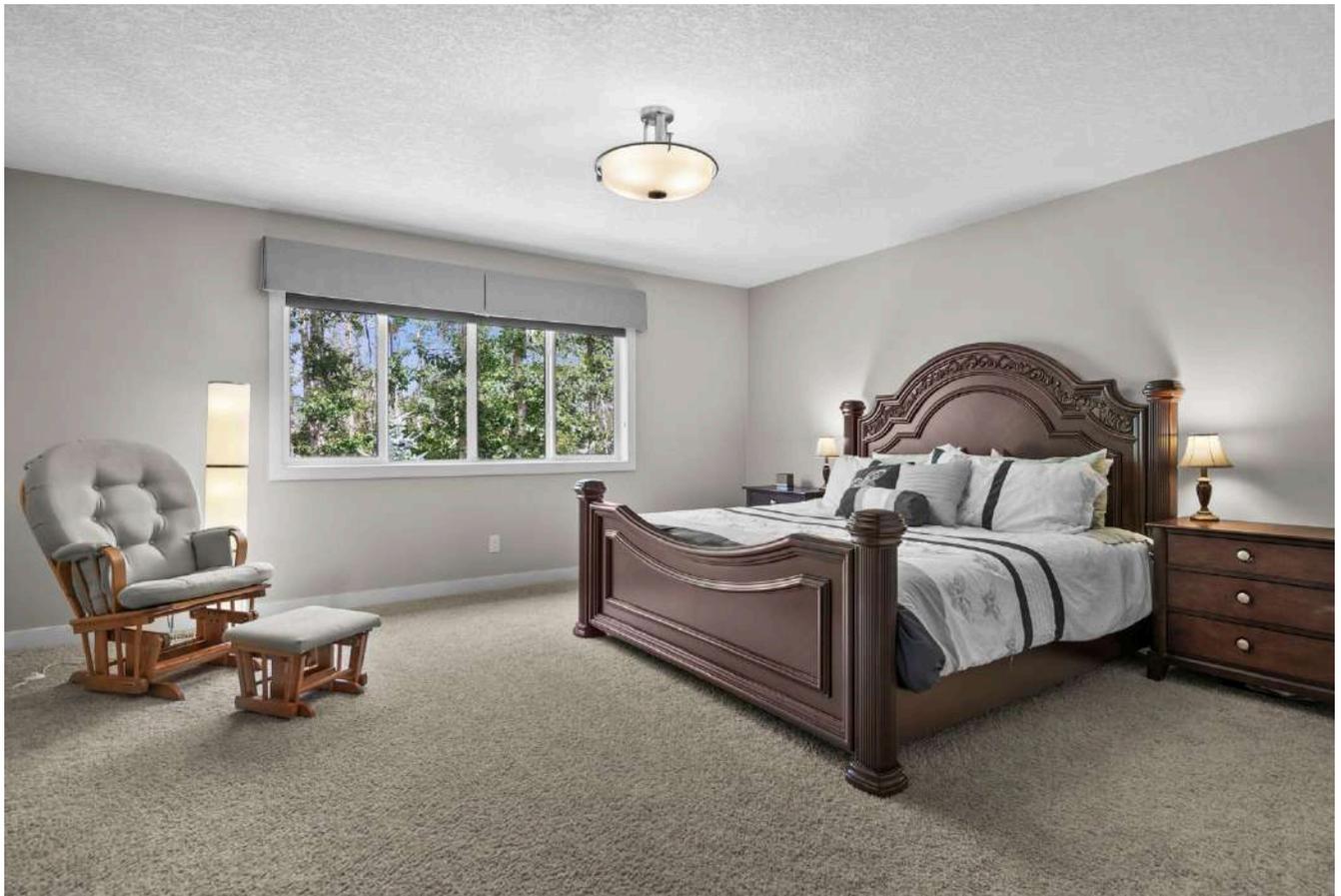
THIRD FLOOR:

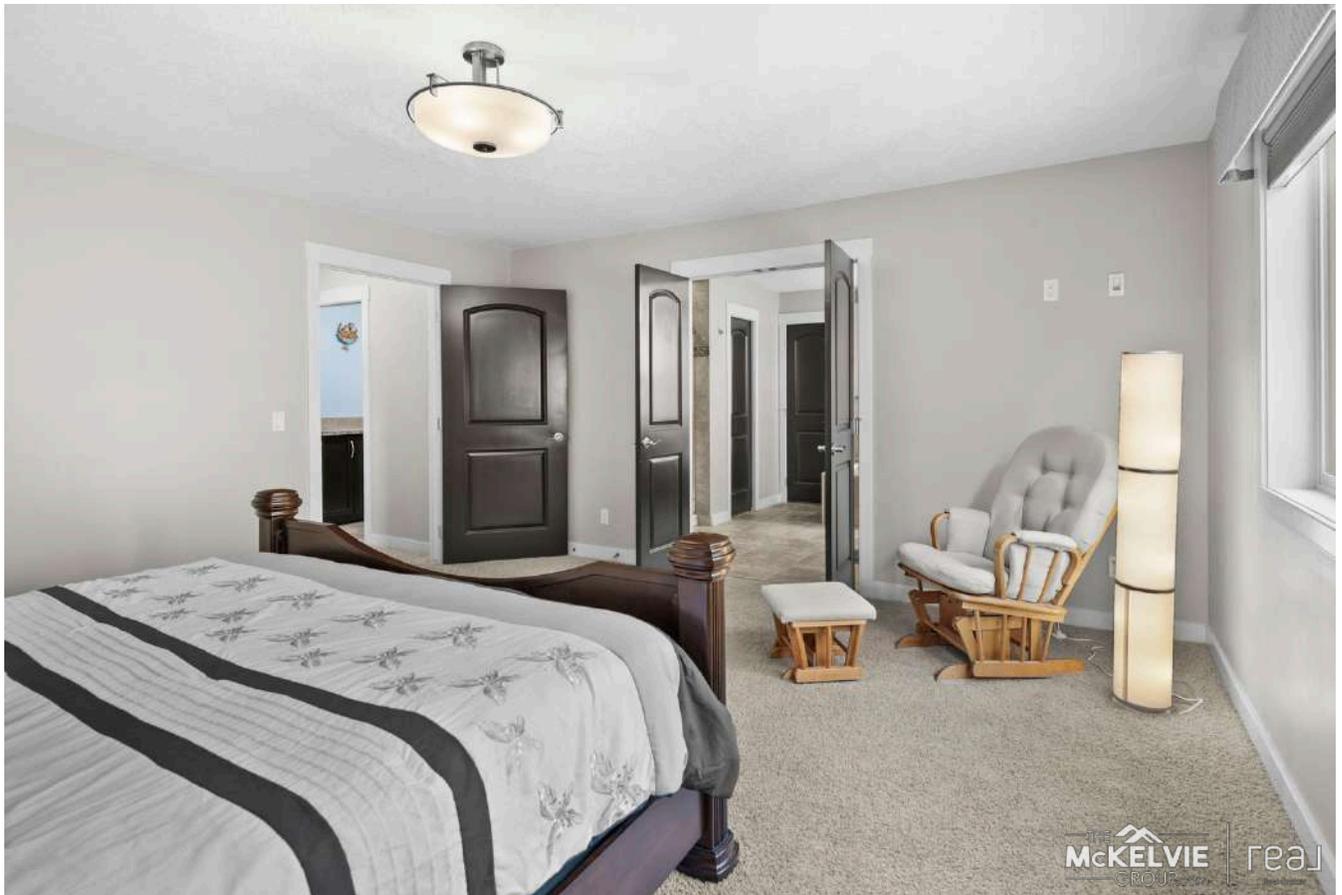
EXTERIOR AREA:
1283.13 SQ. FT.

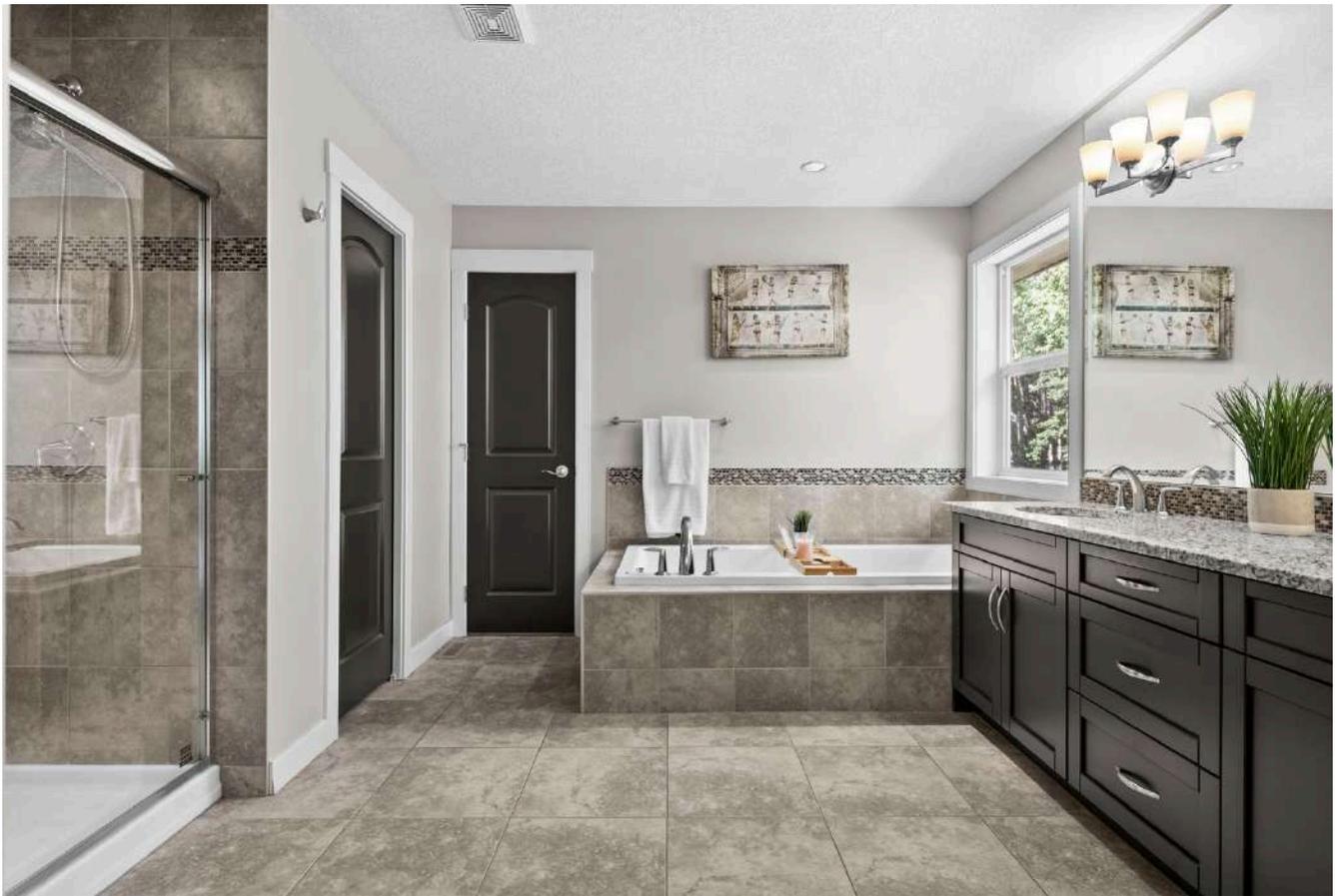
INTERIOR AREA:
1202.85 SQ. FT.



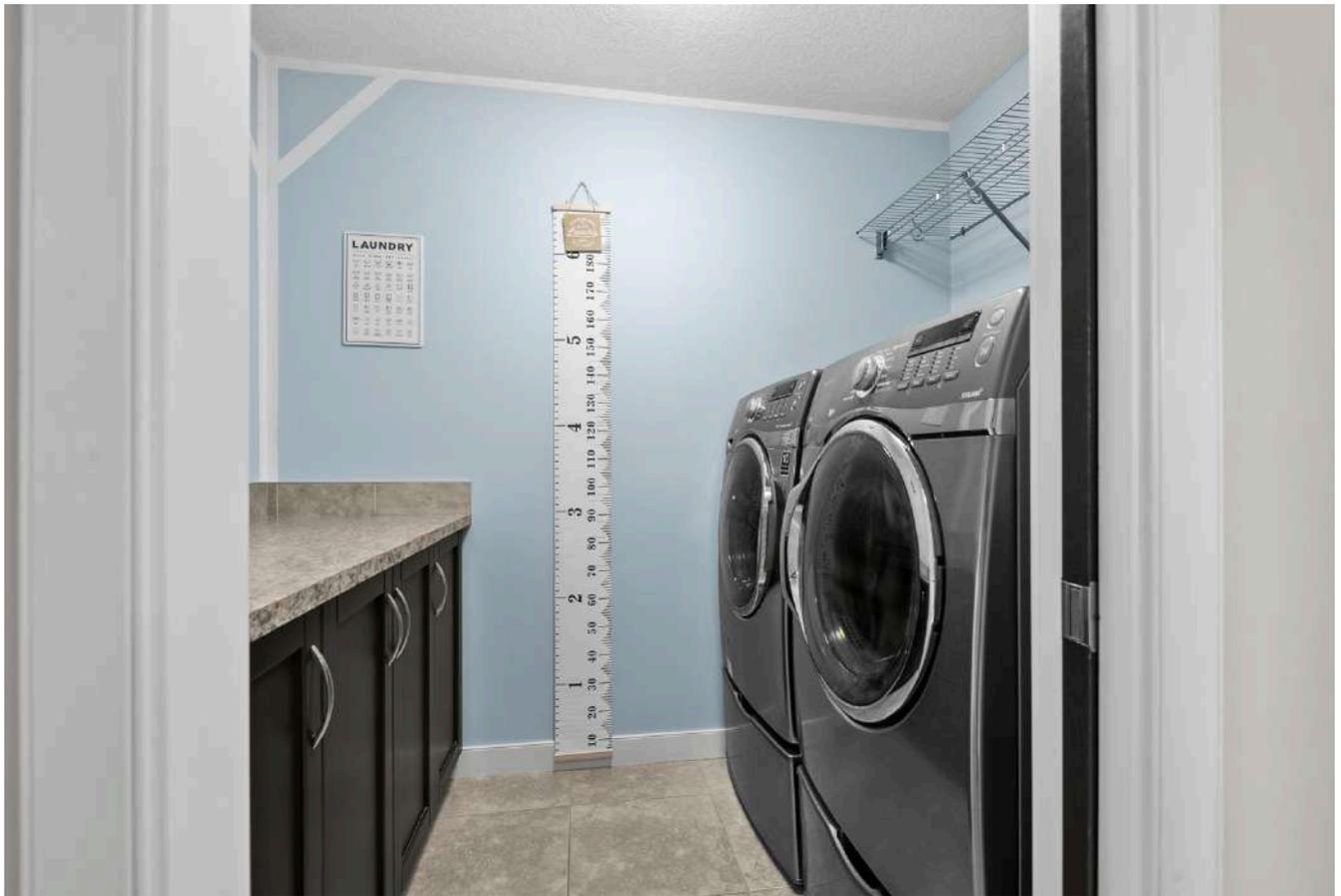


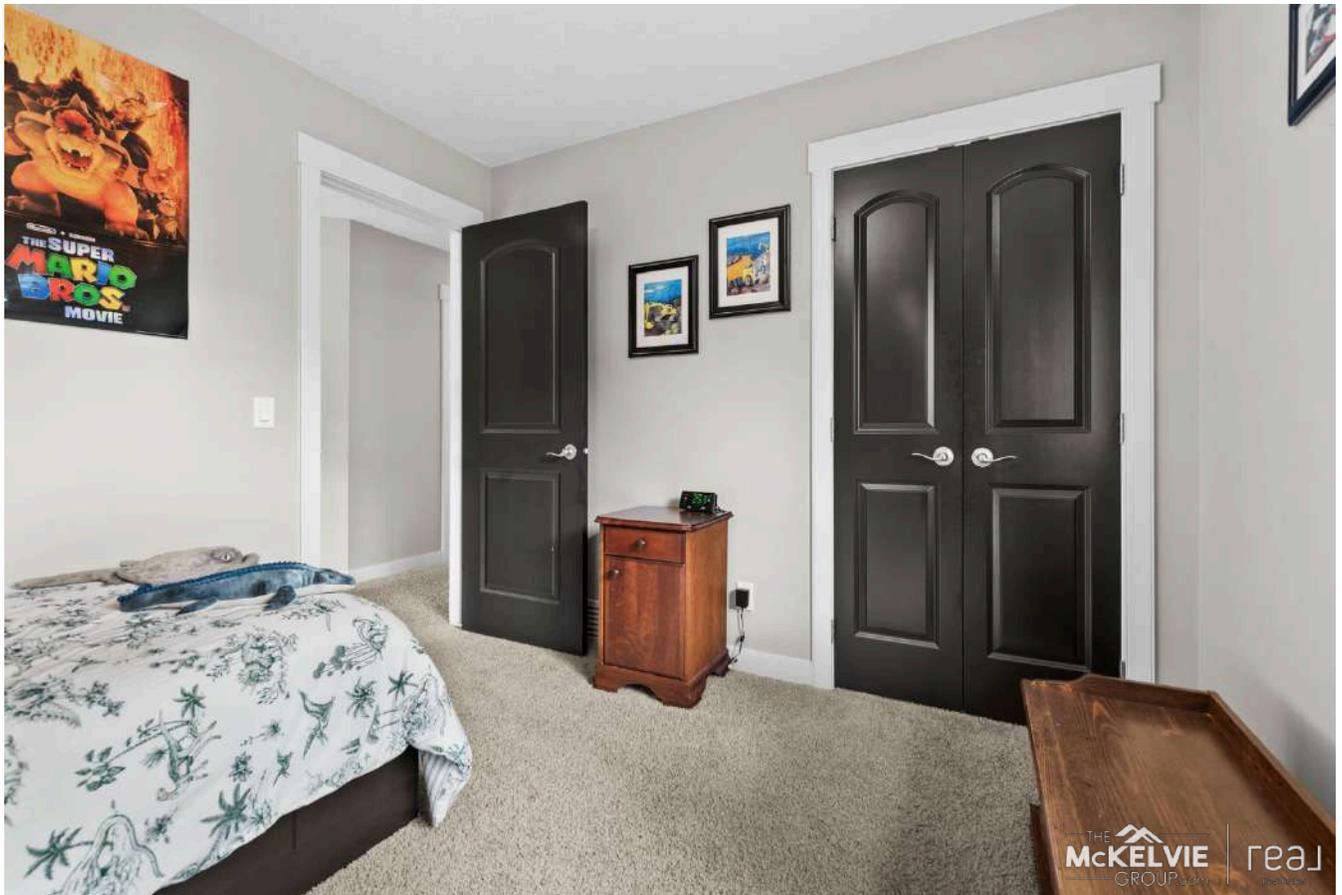


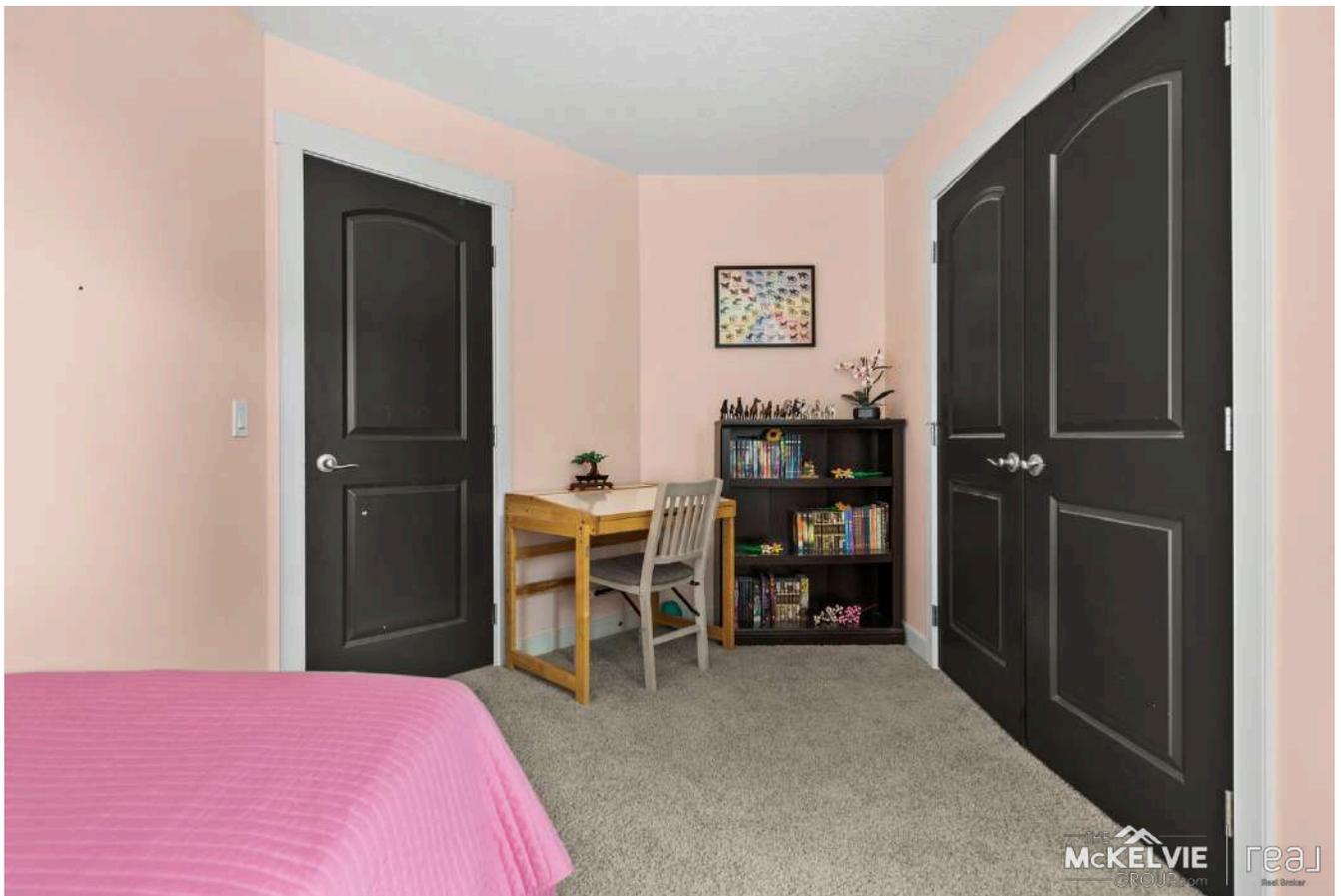


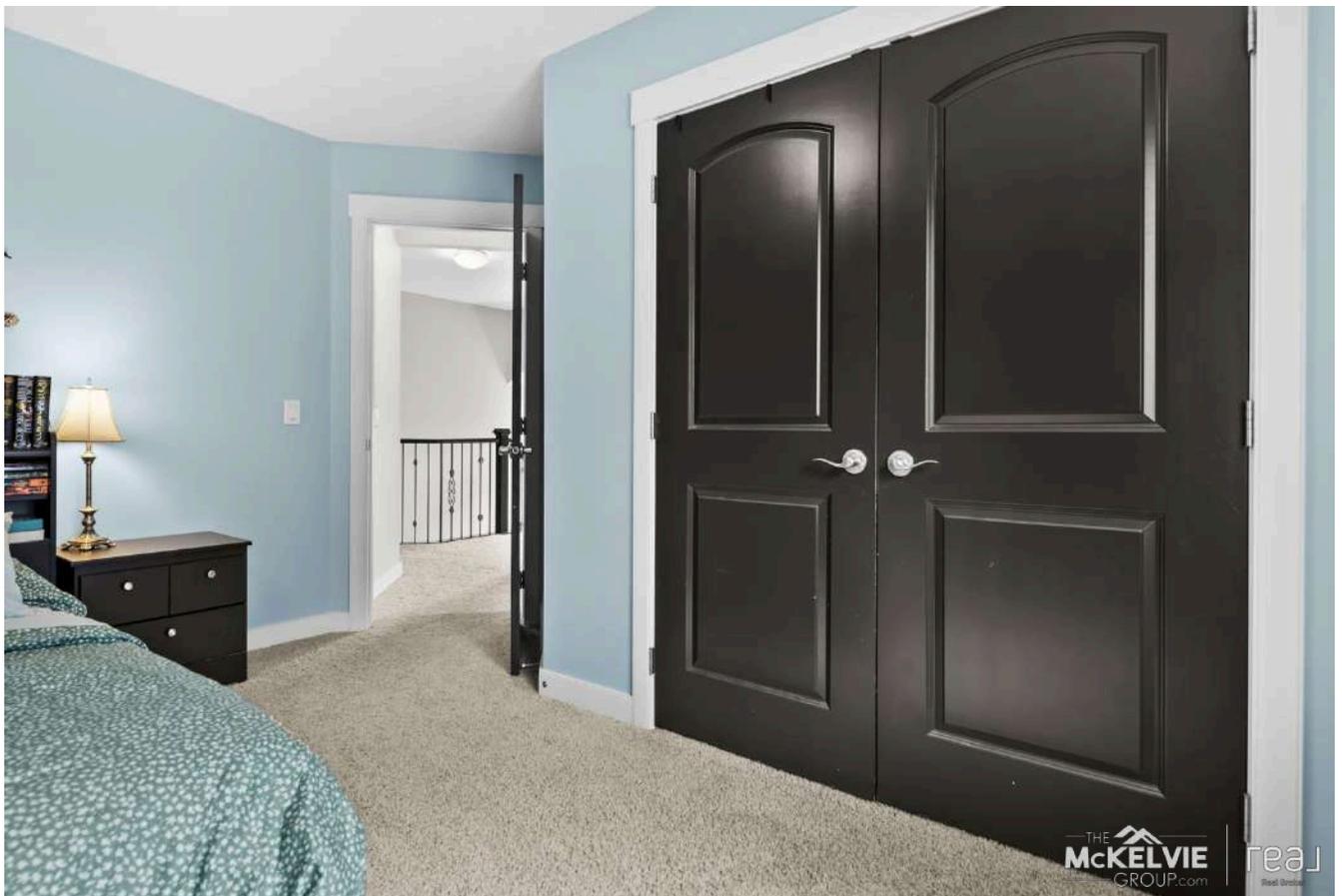


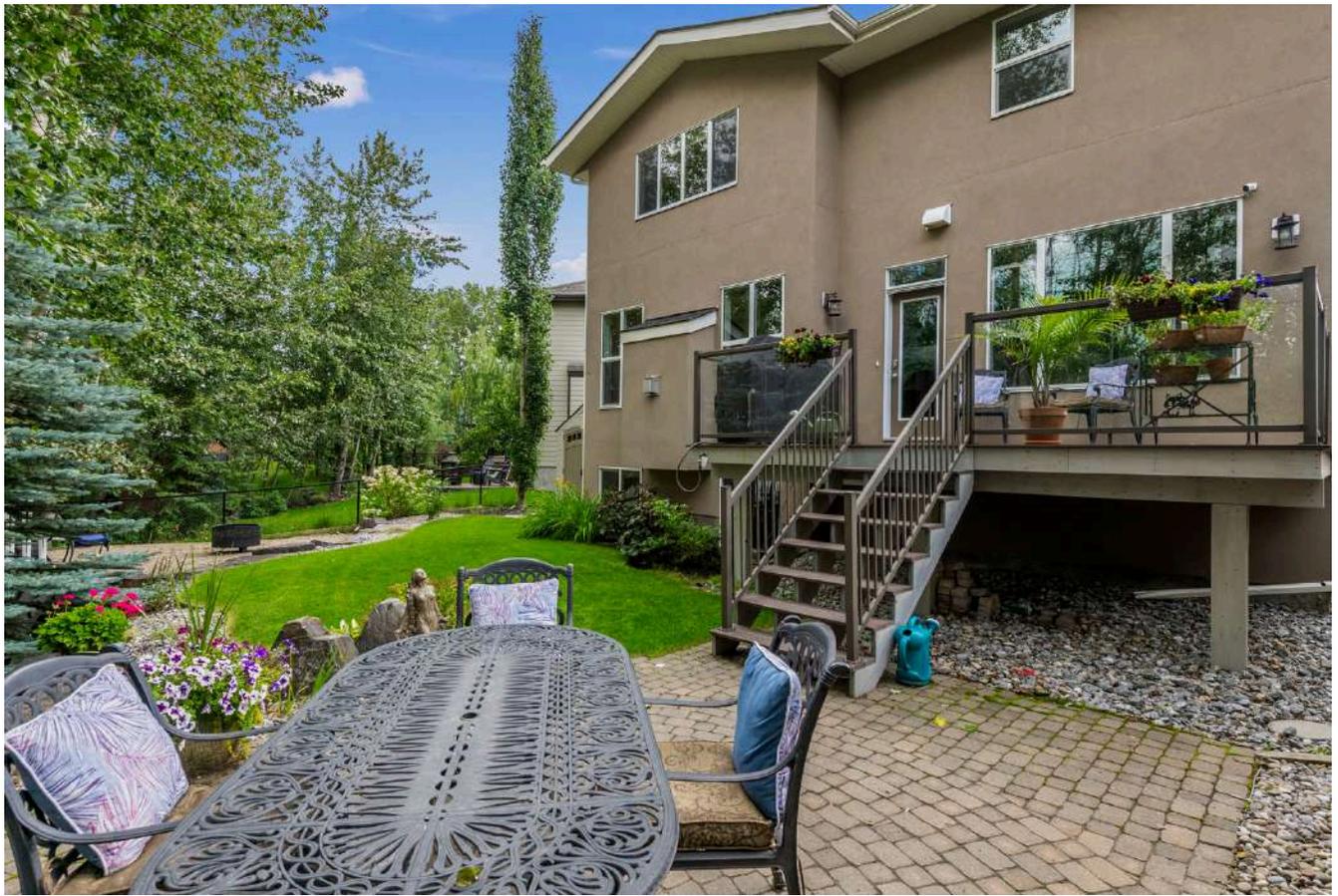




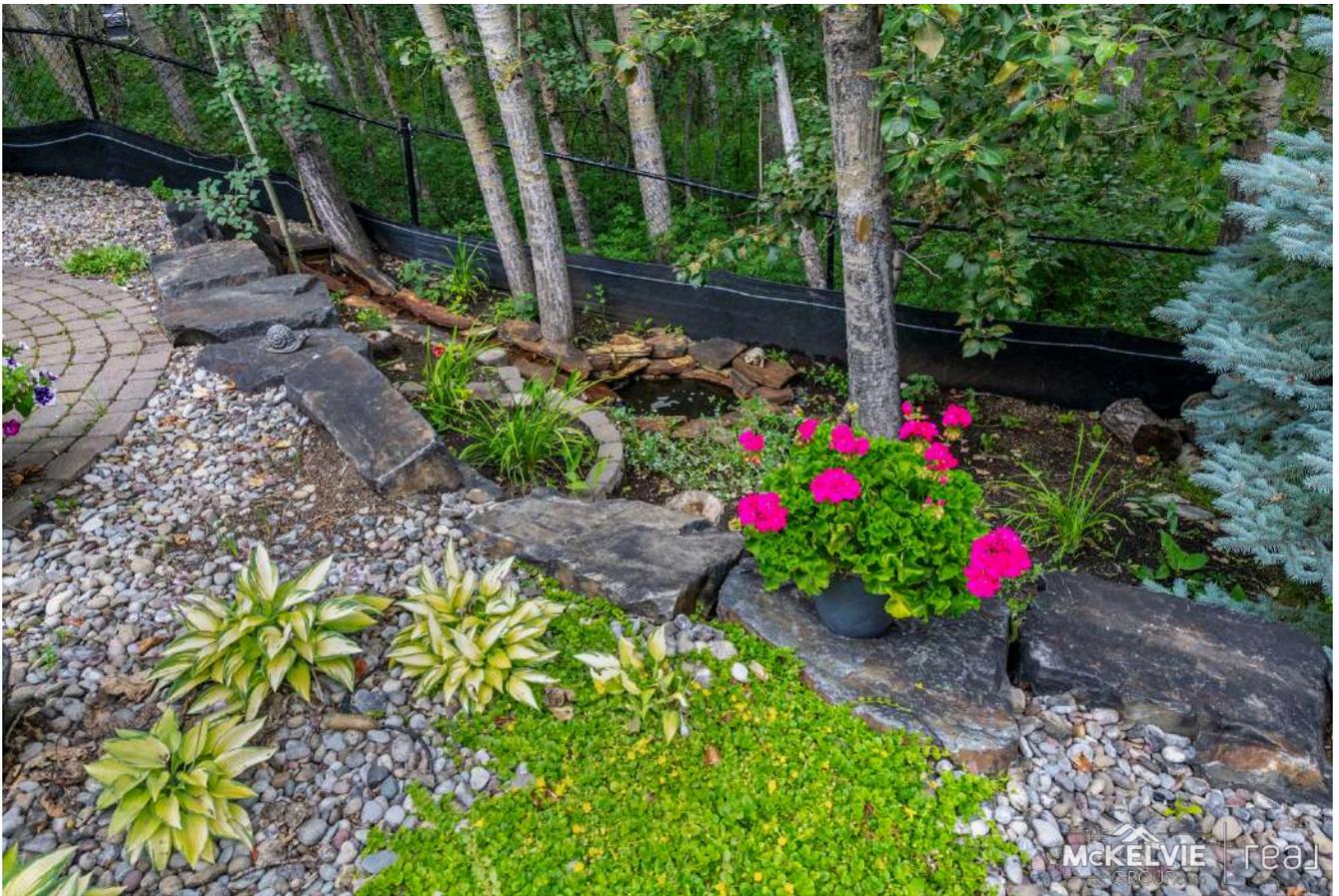


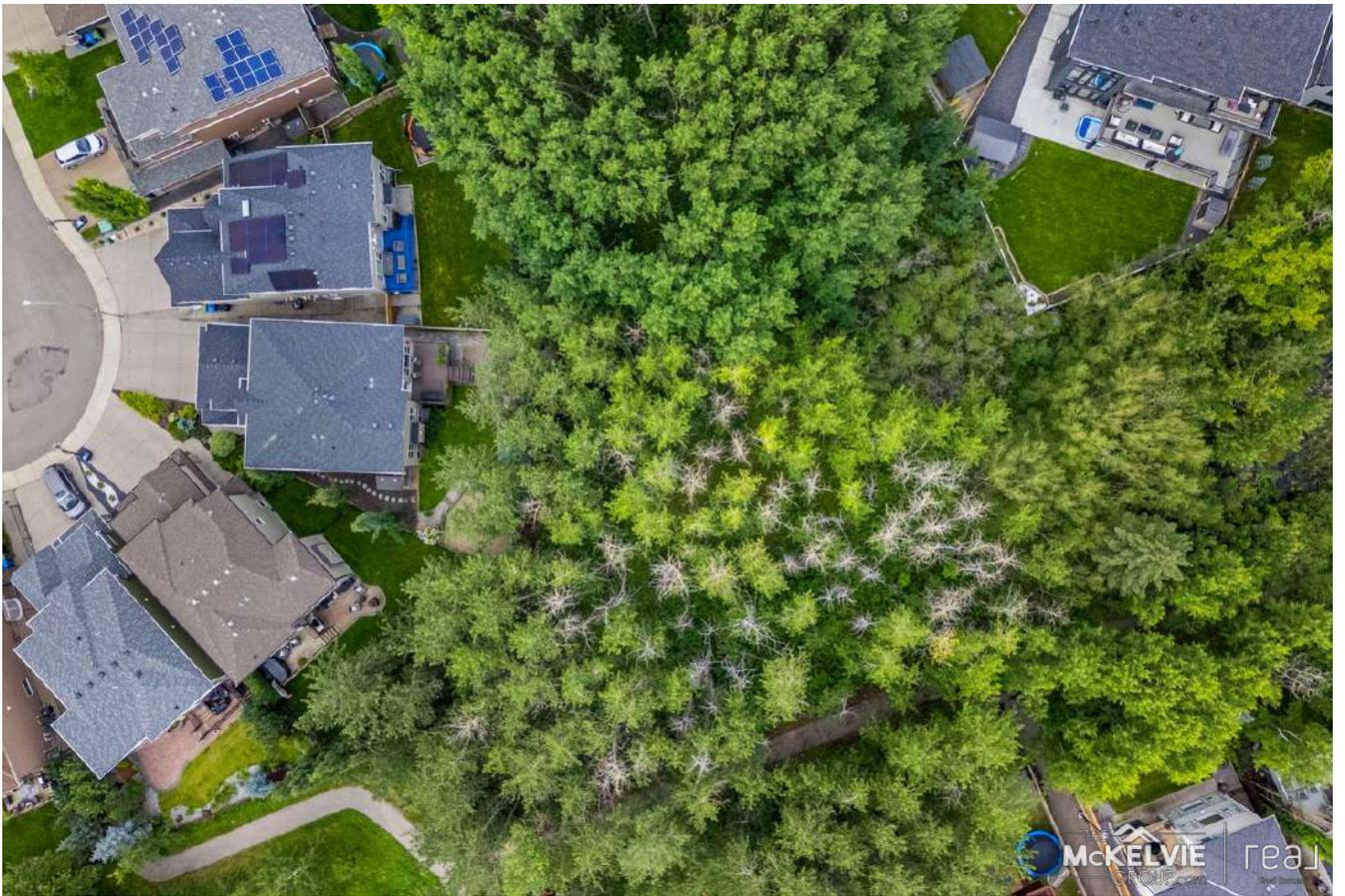




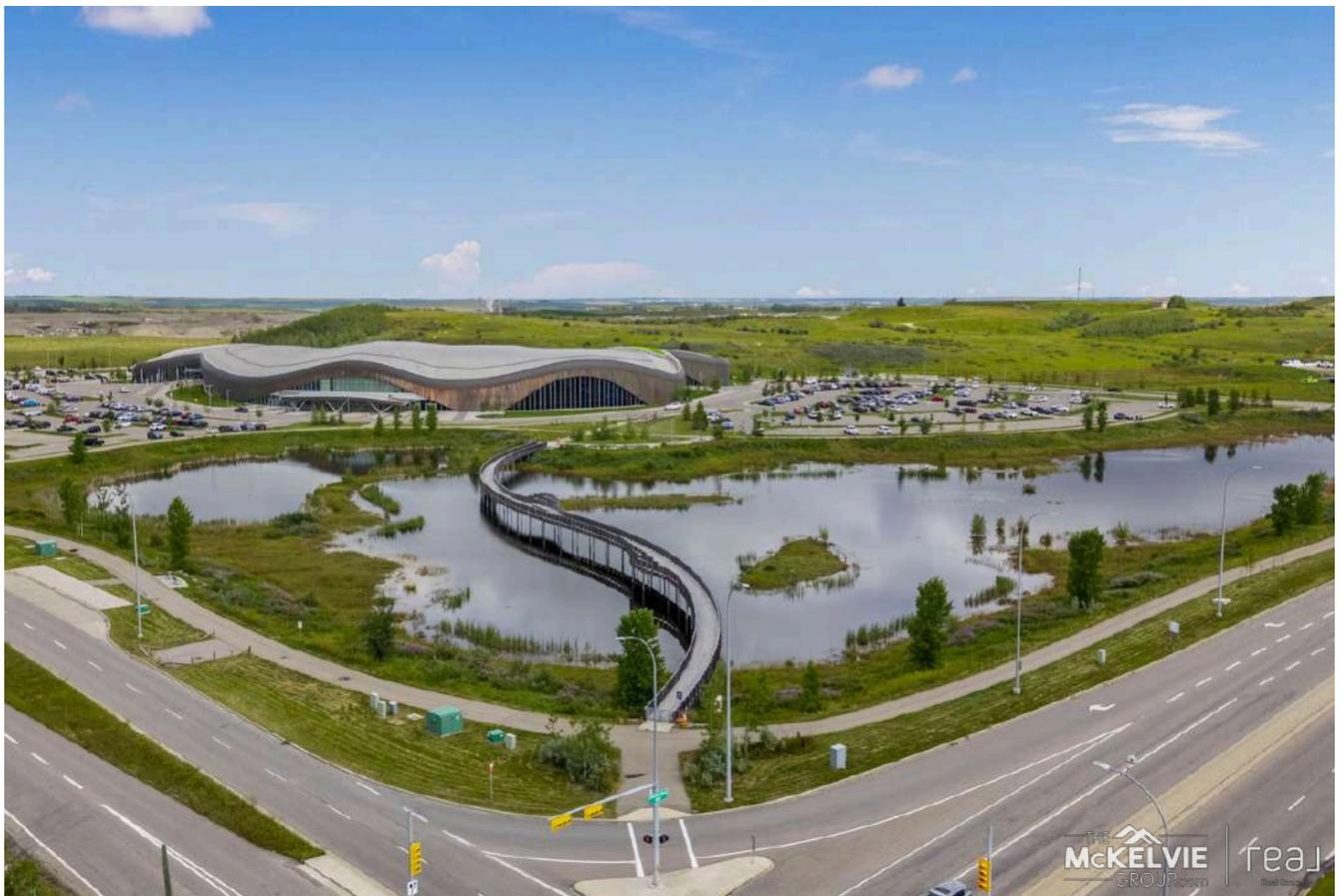












WELCOME TO

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

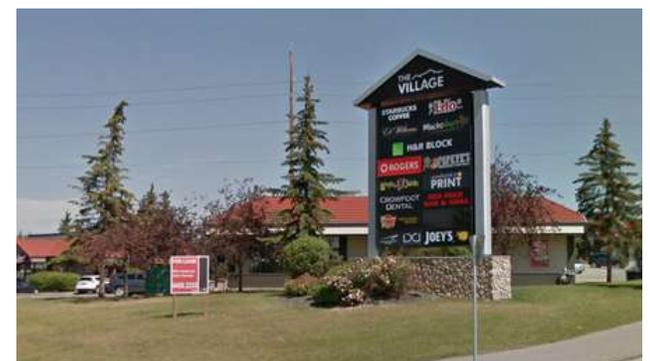
<https://www.crossironmills.com/en/>

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.rrrha.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/royalok/>

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



