ROCKY RIDGE

45 ROCKFORD ROAD NW

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CALGARY & AREA | **REAL ESTATE**

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45 ROCKFORD ROAD NW

Impressive by design, this custom-built Rocky Ridge home pairs elevated finishes with exceptional functionality for effortless everyday living and entertaining. With 6 bedrooms, 4.5 bathrooms and a clever floorplan, there is plenty of room to gather, entertain and unwind. Natural light pours through triple-pane windows, complementing 9' ceilings and engineered hardwood flooring throughout the open main living areas. At the heart of the home is a beautifully appointed kitchen featuring custom full-height cabinetry, quartz countertops, an expansive island, custom wood range hood and a premium Whirlpool stainless steel appliance package, gas cooktop and built-in wall oven. A walk-through pantry and separate butler's kitchen add exceptional function, while the nearby wine bar makes hosting effortless. The generous dining area overlooks the rear deck and flows naturally into the family room, anchored by a fireplace, mantle & dramatic black wood feature wall. A private main-floor den with barn doors creates an ideal home office, while a spacious mudroom offers dedicated coat and shoe storage highlighted with whitewashed oak finishes, and a private powder room. From morning coffee around the island to dinners with friends and relaxed evenings by the fire, the main floor is designed to be lived in, shared & enjoyed. Spindle railings lead upstairs to a spacious bonus room with a full bank of cabinetry and four well-planned bedrooms. 2 bedrooms share a 5-piece Jack & Jill bathroom, while the 3rd enjoys its own 4-piece ensuite. The primary retreat is a place to unwind, complete with a luxurious 5-piece ensuite featuring heated floors, a large glass shower, a freestanding soaker tub, and a generously sized walk-in closet. Adding exceptional convenience, upper laundry connects directly to the primary ensuite while also providing separate hallway access for the rest of the household. Downstairs 9' ceilings continue through the developed lower level, where 2 additional bedrooms each feature walk-in closets. A media room & games area create space for movie nights, recreation, and additional storage tucked into the utility room. Comfort & efficiency are enhanced by two furnaces and on-demand hot water. Designer-influenced landscaping creates outstanding curb appeal and extends to a composite deck with convenient under-deck storage and underground irrigation. A terrific blend of Hardie Board & stucco exterior is highlighted by Gemstone lighting, while the exceptionally oversized garage can comfortably accommodate three vehicles and offers the space and ceiling height to explore adding a car lift. Set in Rocky Ridge on sought after Rockford Road you are surrounded by amazing neighbours, and close to everyday amenities with convenient access to downtown Calgary and a quick route west when the mountains are calling. Beautifully finished yet exceptionally functional, this is a home designed to give everyone their own space while creating inviting places to gather, connect and entertain.

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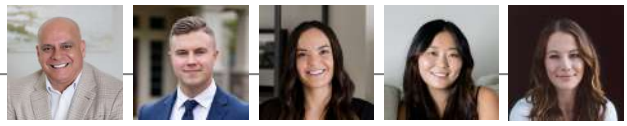

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45 Rockford Road NW Calgary, AB T3G 5S8

Residential **DOM:** 1 **LP:** $1,300,000.00
Active A2344831 **PD:** **OP:** $1,300,000.00
Banner: ***Rockford Road | Exceptional Living | Impressive Design***

Class:	Detached	**City:**	Calgary
County:	Calgary	**Subdivision:**	Rocky Ridge
Type:	House	**Ttl Beds:**	6
Levels:	Two	**F/H Bth:**	4/1
Year Built:	2019	**RMS SQFT:**	2,821.21
LINC#:	0034805144	**LP/SF:**	$460.80
Arch Style:	2 Storey	**Suite:**	No
# Beds on Main:	0	**# EnSuites:**	2
# Illegal Suite:	0	**# Legal Suite:**	0
Possession:	Negotiable		
Lot Dim:		**Lot Size:**	5414 SF|502.97 SM
Front Length:	16.87M 55`4"	**Lot Depth:**	33.48 M 109.85'
Legal Desc:	1111692;3;7		
Legal Pln:	1111692 **Blk:** 3	**Lot:** 7	**Condo:** No
Zoning:	DC (pre 1P2007)	**Tax Amt/Yr:**	$7,979.00/2026
Title to Lnd:	Fee Simple	**Loc Imp Amt:**	
Disclosures:	No Disclosure	**Front Exp:**	E
Restrict:	Utility Right Of Way		

Recent Change:**09/17/2026 : NEW**

Public Remarks: Impressive by design, this custom-built Rocky Ridge home pairs elevated finishes with exceptional functionality for effortless everyday living and entertaining. With 6 bedrooms, 4.5 bathrooms and a clever floorplan, there is plenty of room to gather, entertain and unwind. Natural light pours through triple-pane windows, complementing 9' ceilings and engineered hardwood flooring throughout the open main living areas. At the heart of the home is a beautifully appointed kitchen featuring custom full-height cabinetry, quartz countertops, an expansive island, custom wood range hood and a premium Whirlpool stainless steel appliance package, gas cooktop and built-in wall oven. A walk-through pantry and separate butler's kitchen add exceptional function, while the nearby wine bar makes hosting effortless. The generous dining area overlooks the rear deck and flows naturally into the family room, anchored by a fireplace, mantle & dramatic black wood feature wall. A private main-floor den with barn doors creates an ideal home office, while a spacious mudroom offers dedicated coat and shoe storage highlighted with whitewashed oak finishes, and a private powder room. From morning coffee around the island to dinners with friends and relaxed evenings by the fire, the main floor is designed to be lived in, shared & enjoyed. Spindle railings lead upstairs to a spacious bonus room with a full bank of cabinetry and four well-planned bedrooms. 2 bedrooms share a 5-piece Jack & Jill bathroom, while the 3rd enjoys its own 4-piece ensuite. The primary retreat is a place to unwind, complete with a luxurious 5-piece ensuite featuring heated floors, a large glass shower, a freestanding soaker tub, and a generously sized walk-in closet. Adding exceptional convenience, upper laundry connects directly to the primary ensuite while also providing separate hallway access for the rest of the household. Downstairs 9' ceilings continue through the developed lower level, where 2 additional bedrooms each feature walk-in closets. A media room & games area create space for movie nights, recreation, and additional storage tucked into the utility room. Comfort & efficiency are enhanced by two furnaces and on-demand hot water. Designer-influenced landscaping creates outstanding curb appeal and extends to a composite deck with convenient under-deck storage and underground irrigation. A terrific blend of Hardie Board & stucco exterior is highlighted by Gemstone lighting, while the exceptionally oversized garage can comfortably accommodate three vehicles and offers the space and ceiling height to explore adding a car lift. Set in Rocky Ridge on sought after Rockford Road you are surrounded by amazing neighbours, and close to everyday amenities with convenient access to downtown Calgary and a quick route west when the mountains are calling. Beautifully finished yet exceptionally functional, this is a home designed to give everyone their own space while creating inviting places to gather, connect and entertain.

Directions:

Rooms & Measurements

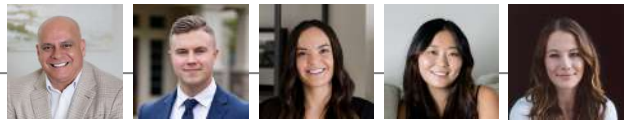
	1P	2P	3P	4P	5P	6P		
Baths:	0	1	0	1	1	0	**Bed Abv:**	4
EnSt Bth:	0	0	0	1	1	0	**Rms Abv:**	9

Garage Dims (L x W): 21`8" x 30`5"

Main:	114.36	Mtr2	1,230.92	SqFt
Upper:	147.74	Mtr2	1,590.29	SqFt
Blw Grade:	102.77	Mtr2	1,106.18	SqFt
Total AG:	262.10	Mtr2	2,821.21	SqFt

Property Information

Basement:	Full	**Laundry Ft:**	Upper Level
Basement Dev:	Finished	**Basement Ft:**	None
Heating:	Forced Air, Natural Gas	**Cooling:**	None
Construction:	Composite Siding, Stucco, Wood Frame	**Fireplaces:**	1/Decorative, Family Room, Gas, Mantle, See Remarks
Foundation:	Poured Concrete	**Flooring:**	Carpet, Ceramic Tile, Hardwood
Exterior Feat:	BBQ gas line, Lighting, Private Yard, Storage	**Fencing:**	Fenced
Roof Type:	Asphalt Shingle	**Patio/Porch:**	Deck, Front Porch, See Remarks
Reports:	Title		
Parking:	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Oversized **Total:** 4		
Features:	Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Tankless Hot Water, Walk-In Closet(s)		
Comm Feature:	Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths		
Lot Features:	Back Yard, Front Yard, Landscaped, Private, Street Lighting, Underground Sprinklers		
Goods Include:	N/A		
Appliances:	Bar Fridge, Built-In Refrigerator, Dishwasher, Garage Control(s), Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer		
Other Equip:	Garage Door Opener		
Goods Exclude:	N/A		



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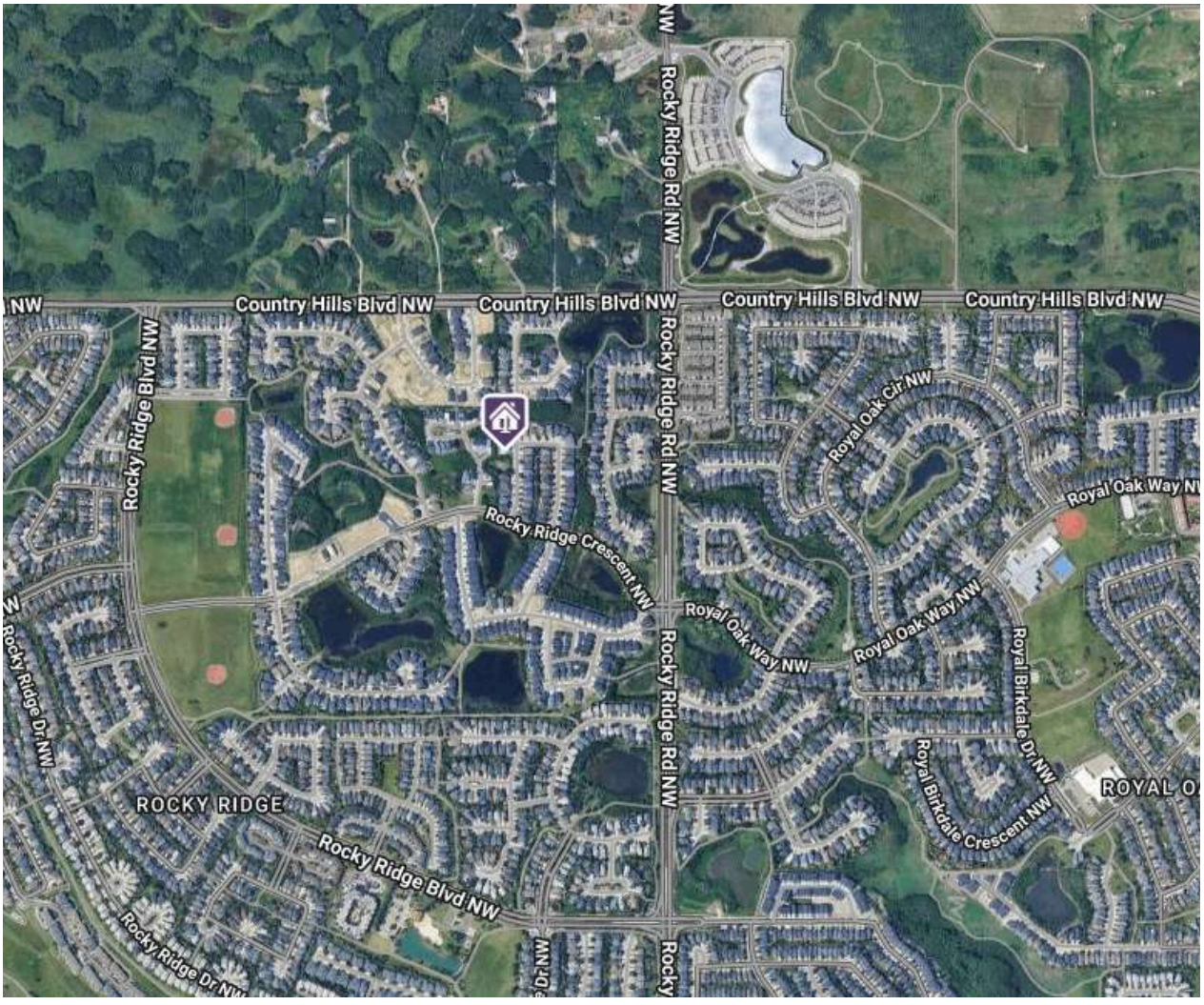
Rooms

Type	Level	Dimensions		Type	Level	Dimensions	
2pc Bathroom	Main	5`4" x 4`6"	1.62M x 1.37M	Dining Room	Main	16`1" x 12`9"	4.90M x 3.89M
Kitchen	Main	19`6" x 9`2"	5.94M x 2.79M	Living Room	Main	17`0" x 16`4"	5.18M x 4.98M
Mud Room	Main	19`1" x 6`2"	5.82M x 1.88M	Office	Main	9`1" x 10`9"	2.77M x 3.28M
4pc Ensuite bath	Upper	7`5" x 10`4"	2.26M x 3.15M	5pc Bathroom	Upper	11`3" x 18`0"	3.43M x 5.49M
5pc Ensuite bath	Upper	4`11" x 10`11"	1.50M x 3.33M	Bedroom	Upper	16`4" x 10`11"	4.98M x 3.33M
Bedroom	Upper	10`5" x 11`2"	3.18M x 3.40M	Bedroom	Upper	10`10" x 15`9"	3.30M x 4.80M
Family Room	Upper	17`7" x 14`5"	5.36M x 4.40M	Laundry	Upper	7`5" x 9`2"	2.26M x 2.79M
Bedroom - Primary	Upper	16`1" x 16`9"	4.90M x 5.11M	Walk-In Closet	Upper	7`3" x 9`11"	2.21M x 3.02M
4pc Bathroom	BSMT	9`0" x 4`11"	2.74M x 1.50M	Bedroom	BSMT	11`1" x 12`0"	3.38M x 3.66M
Bedroom	BSMT	11`1" x 12`7"	3.38M x 3.83M	Game Room	BSMT	23`7" x 19`4"	7.19M x 5.89M
Storage	BSMT	23`8" x 13`3"	7.21M x 4.04M				



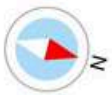
THE FLOOR PLAN

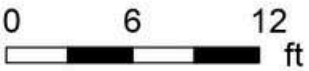
MAIN FLOOR:

EXTERIOR AREA:
1230.92 SQ. FT.

INTERIOR AREA:
1141.26 SQ. FT.

EXCLUDED AREA:
704.79 SQ. FT.



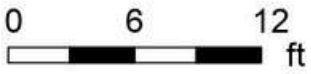


THE FLOOR PLAN

SECOND FLOOR:

EXTERIOR AREA:
1590.29 SQ. FT.

INTERIOR AREA:
1485.73 SQ. FT.

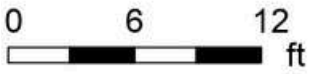


THE FLOOR PLAN

BASEMENT (BELOW GRADE):

EXTERIOR AREA:
1106.18 SQ. FT.

INTERIOR AREA:
1021.86 SQ. FT.



ROOM **DIMENSIONS**

Main Building

MAIN FLOOR

- 2pc Bath: 5'4" x 4'6" | 20 sq ft
- Dining: 16'1" x 12'9" | 200 sq ft
- Garage: 21'8" x 30'5" | 656 sq ft
- Kitchen: 19'6" x 9'2" | 158 sq ft
- Living: 17' x 16'4" | 276 sq ft
- Mudroom: 19'1" x 6'2" | 99 sq ft
- Office: 9'1" x 10'9" | 98 sq ft

2ND FLOOR

- 4pc Ensuite: 7'5" x 10'4" | 62 sq ft
- 5pc Bath: 11'3" x 18' | 149 sq ft
- 5pc Ensuite: 4'11" x 10'11" | 54 sq ft
- Bedroom: 16'4" x 10'11" | 137 sq ft
- Bedroom: 10'5" x 11'2" | 116 sq ft
- Bedroom: 10'10" x 15'9" | 132 sq ft
- Family: 17'7" x 14'5" | 196 sq ft
- Laundry: 7'5" x 9'2" | 54 sq ft
- Primary: 16'1" x 16'9" | 233 sq ft
- Wic: 7'3" x 9'11" | 66 sq ft

BASEMENT

- 4pc Bath: 9' x 4'11" | 44 sq ft
- Bedroom: 11'1" x 12' | 133 sq ft
- Bedroom: 11'1" x 12'7" | 140 sq ft
- Rec Room: 23'7" x 19'4" | 346 sq ft
- Storage: 23'8" x 13'3" | 197 sq ft

Main Building

MAIN FLOOR

- Interior Area: 1141.26 sq ft
- Excluded Area: 704.79 sq ft
- Perimeter Wall Thickness: 7.0 in
- Exterior Area: 1230.92 sq ft

2ND FLOOR

- Interior Area: 1485.73 sq ft
- Perimeter Wall Thickness: 7.0 in
- Exterior Area: 1590.29 sq ft

BASEMENT (Below Grade)

- Interior Area: 1021.86 sq ft
- Perimeter Wall Thickness: 7.0 in
- Exterior Area: 1106.18 sq ft

Total Above Grade Floor Area, Main Building

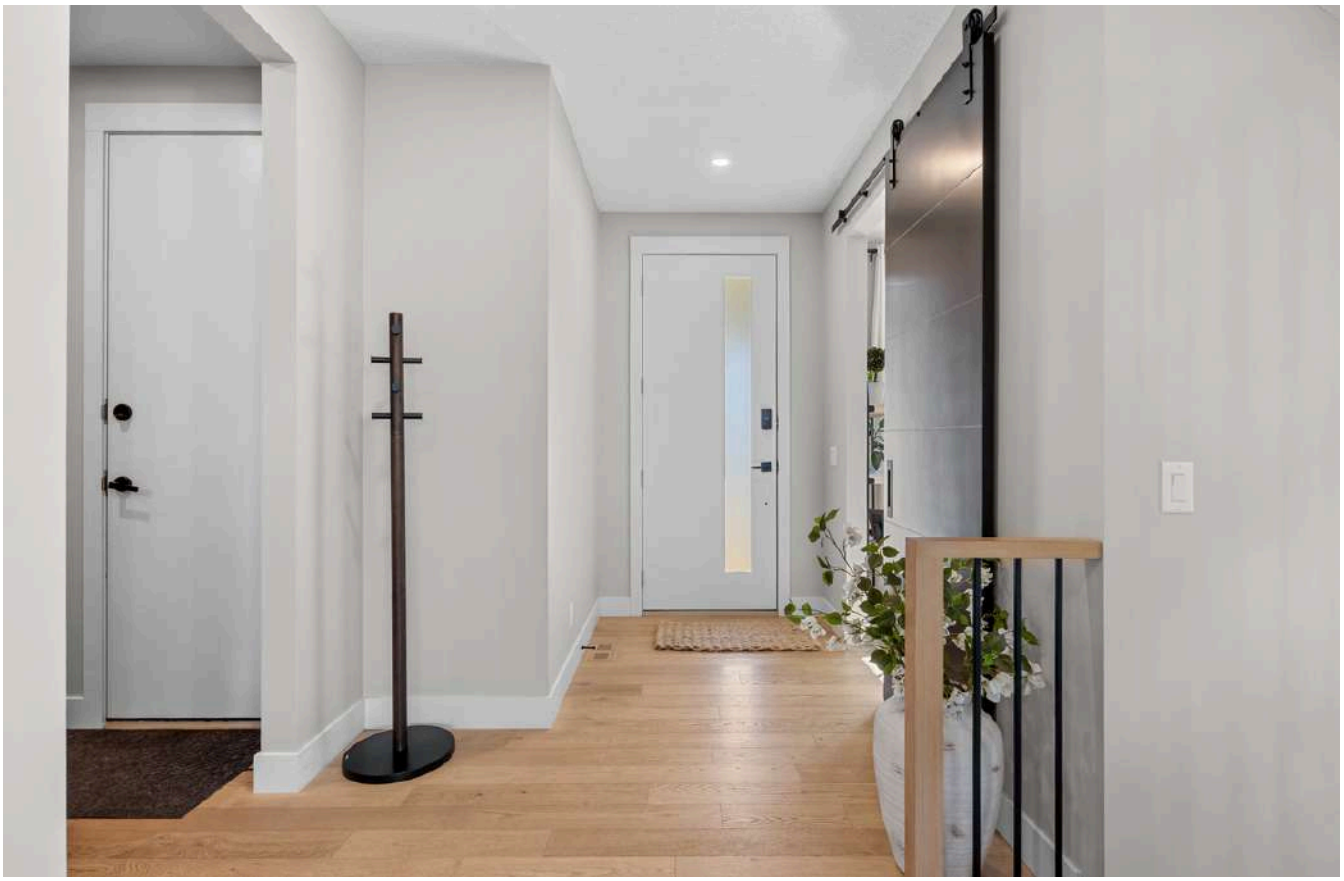
- Interior Area: 2626.99 sq ft
- Excluded Area: 704.79 sq ft
- Exterior Area: 2821.21 sq ft

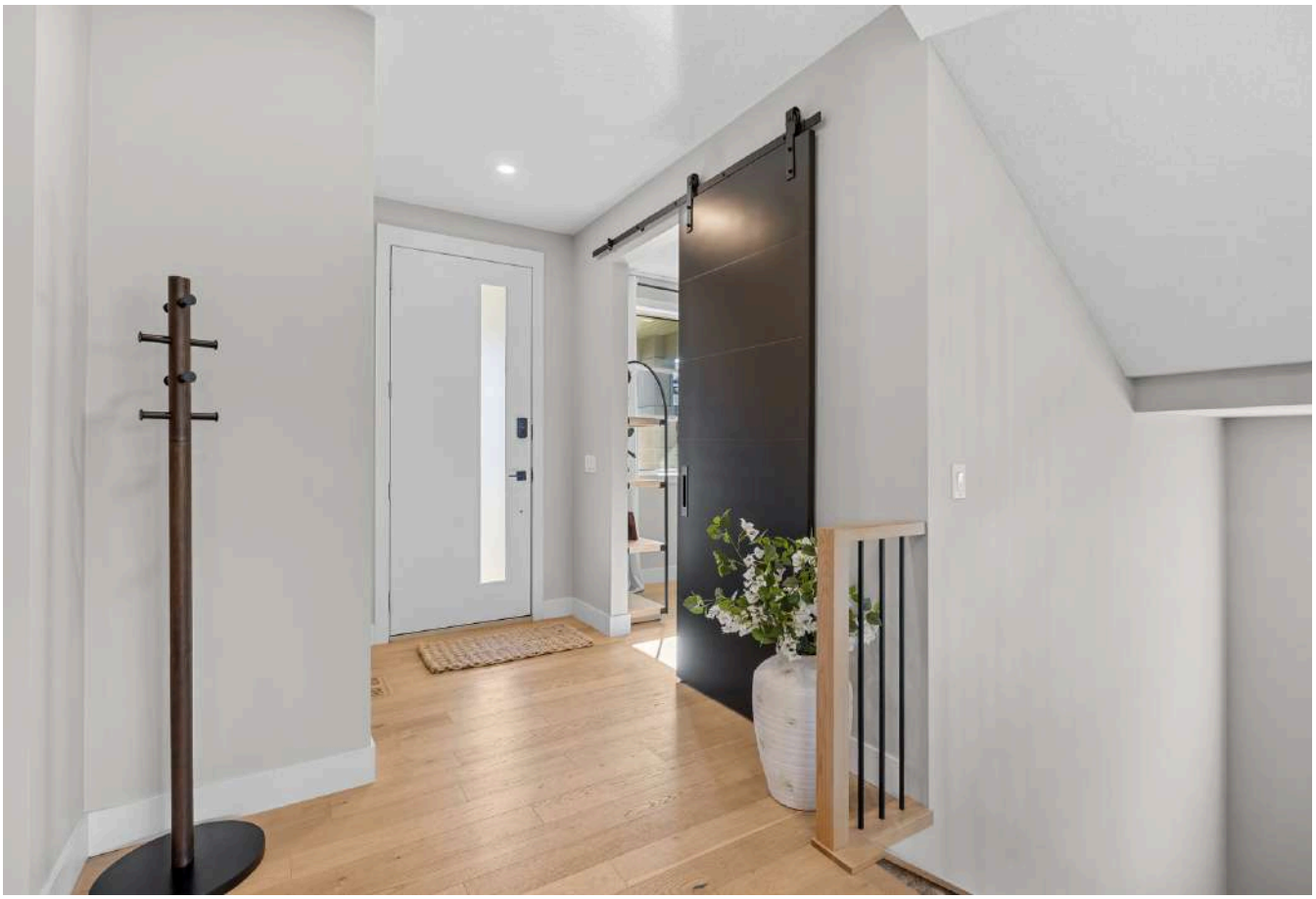
ROOM MEASUREMENTS

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.

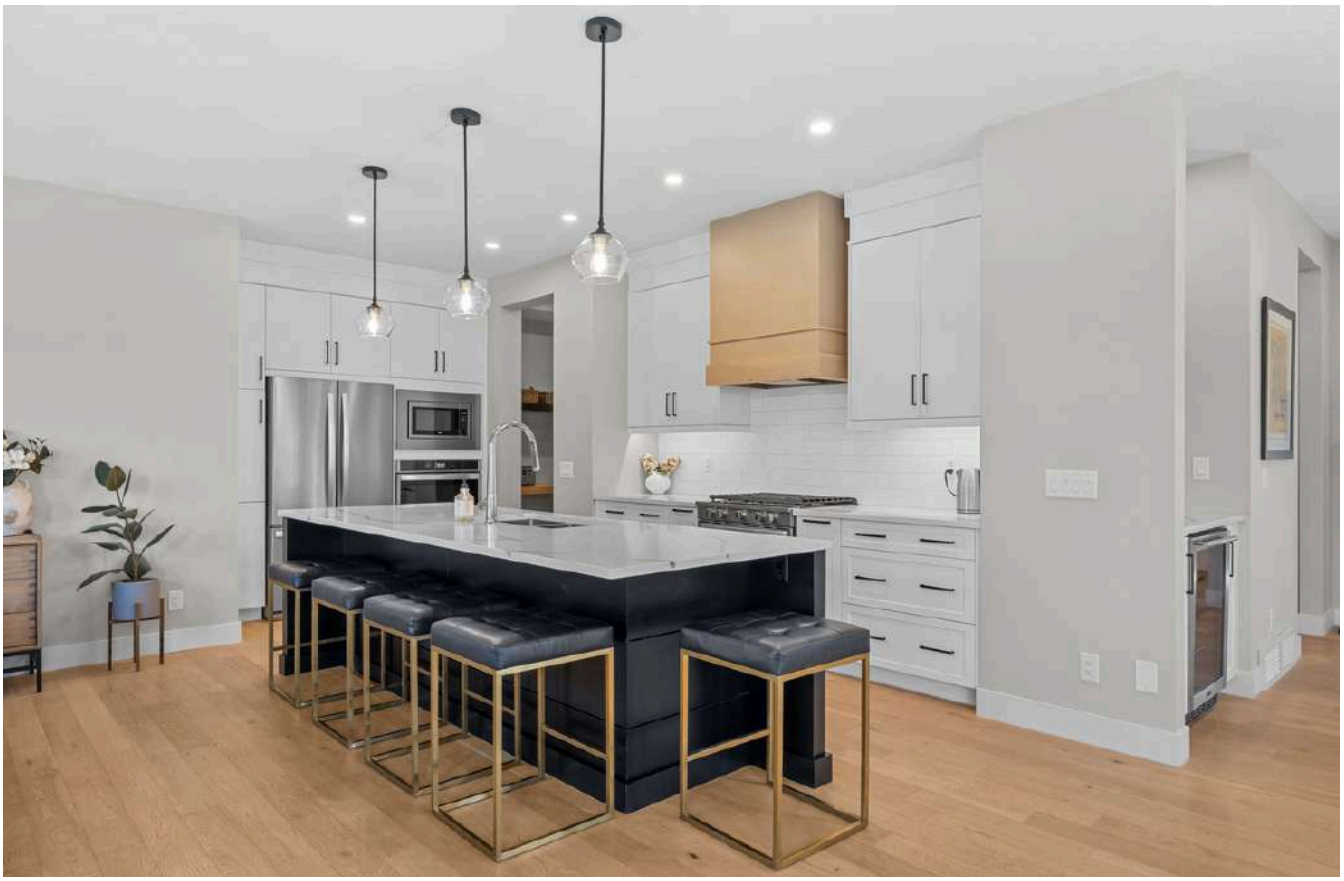
FLOOR AREA INFORMATION

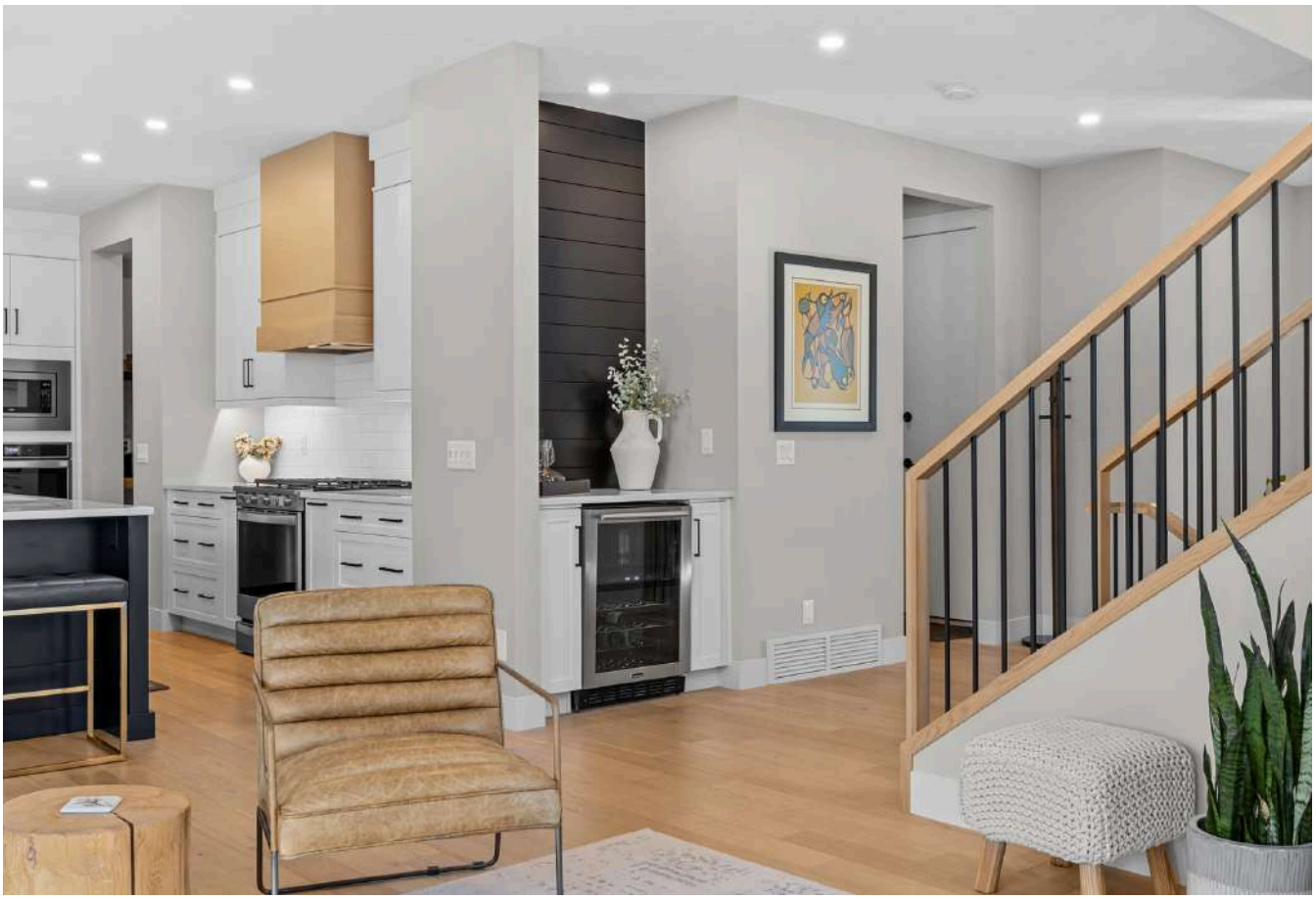
Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

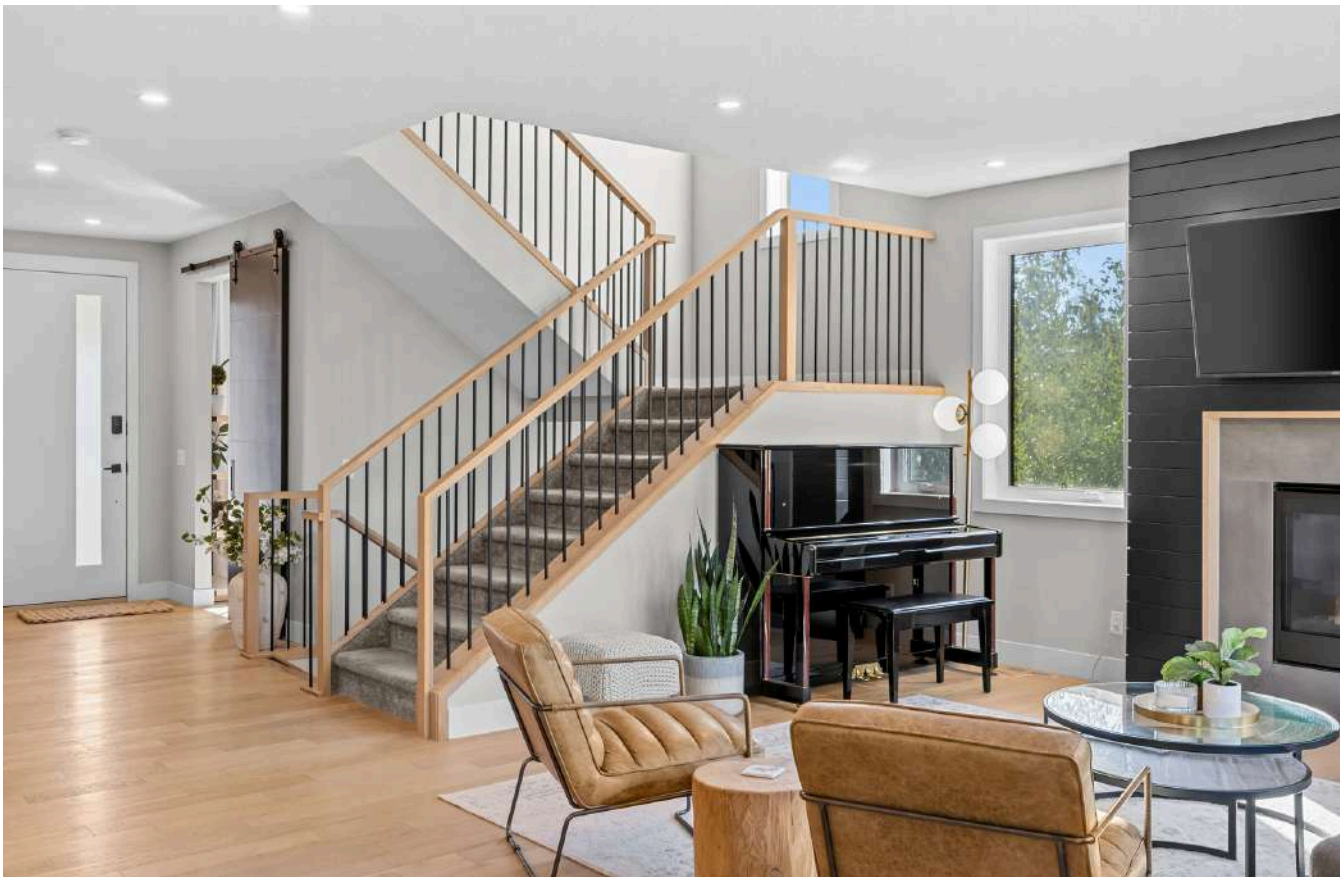


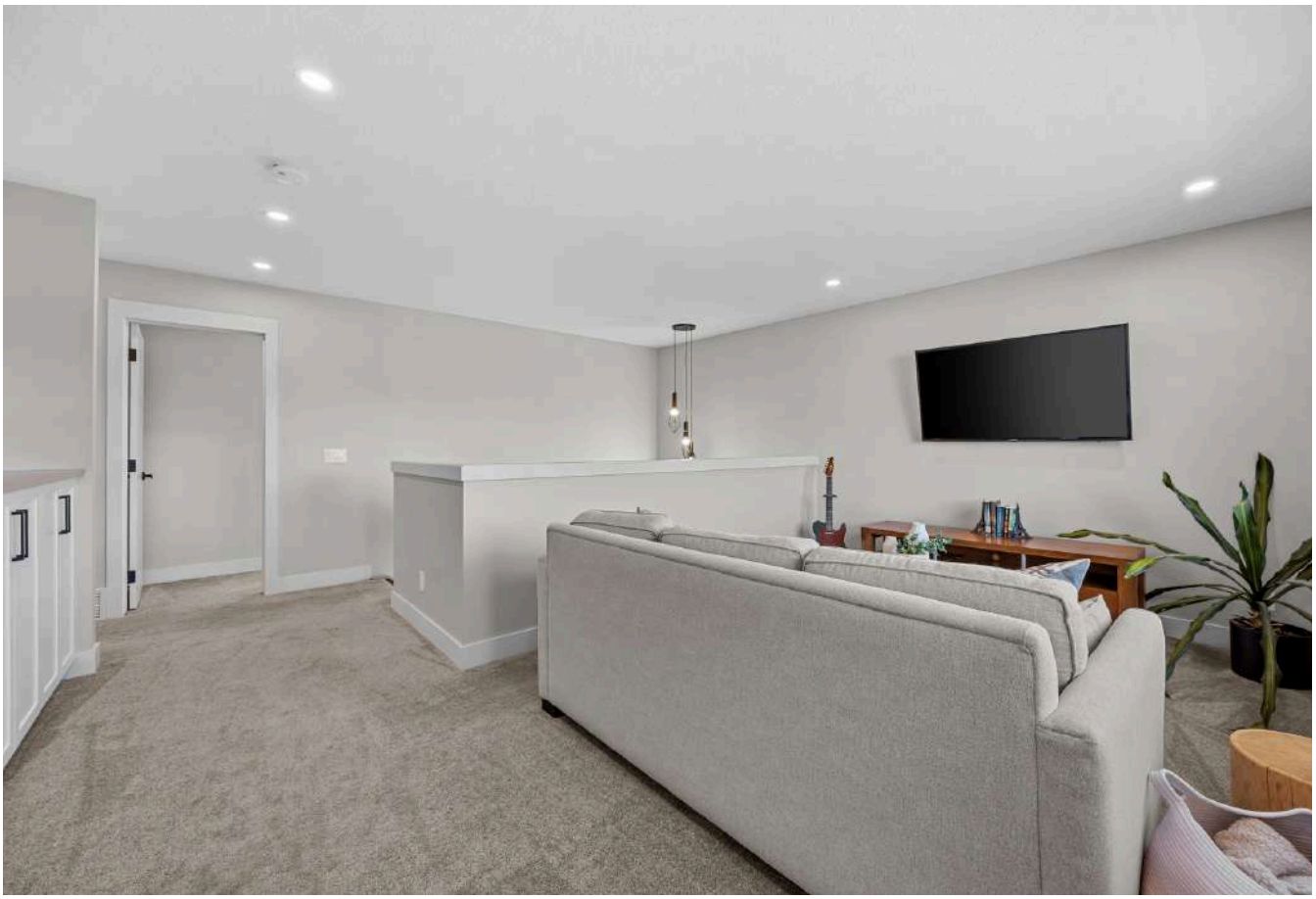


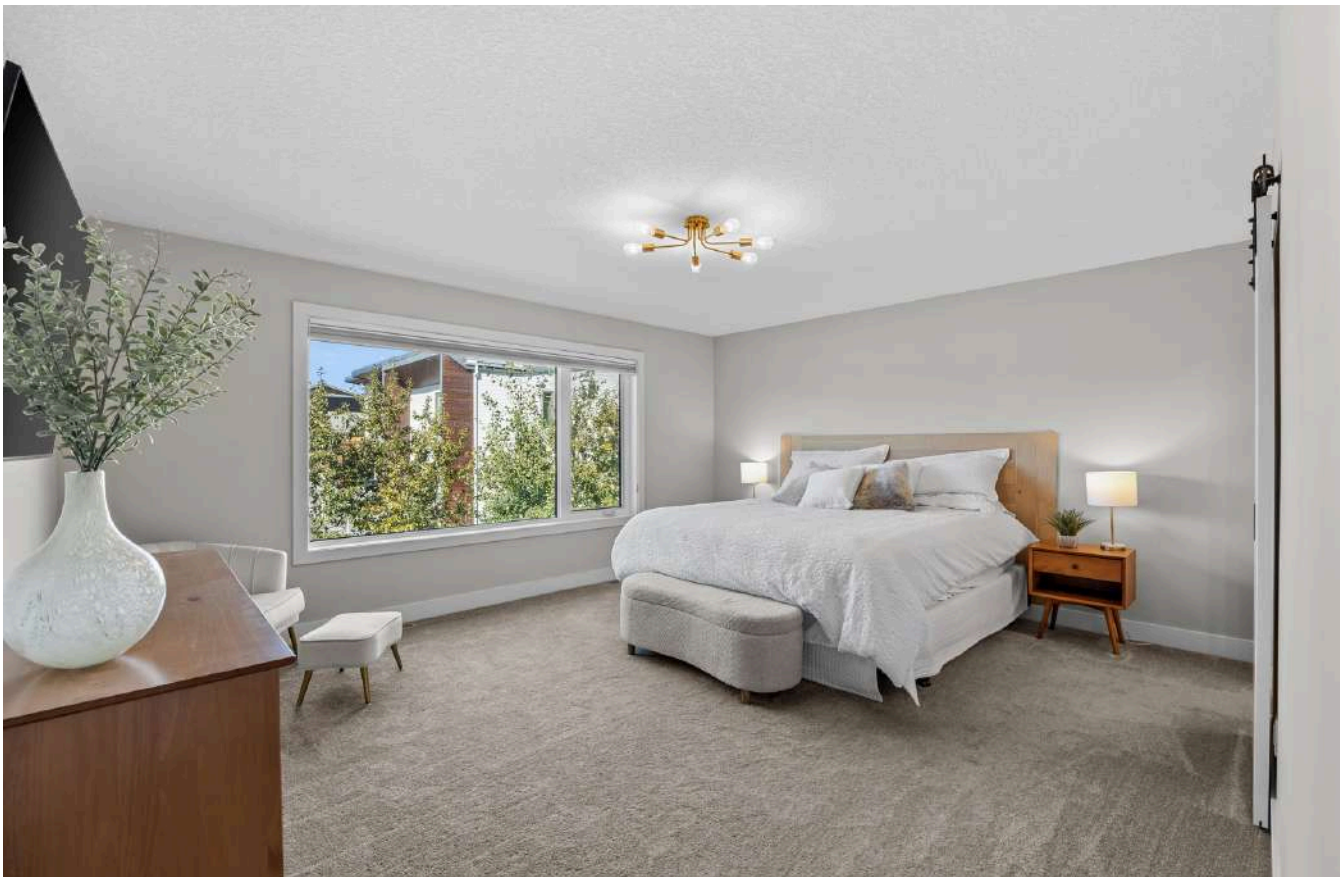
ATWOOD

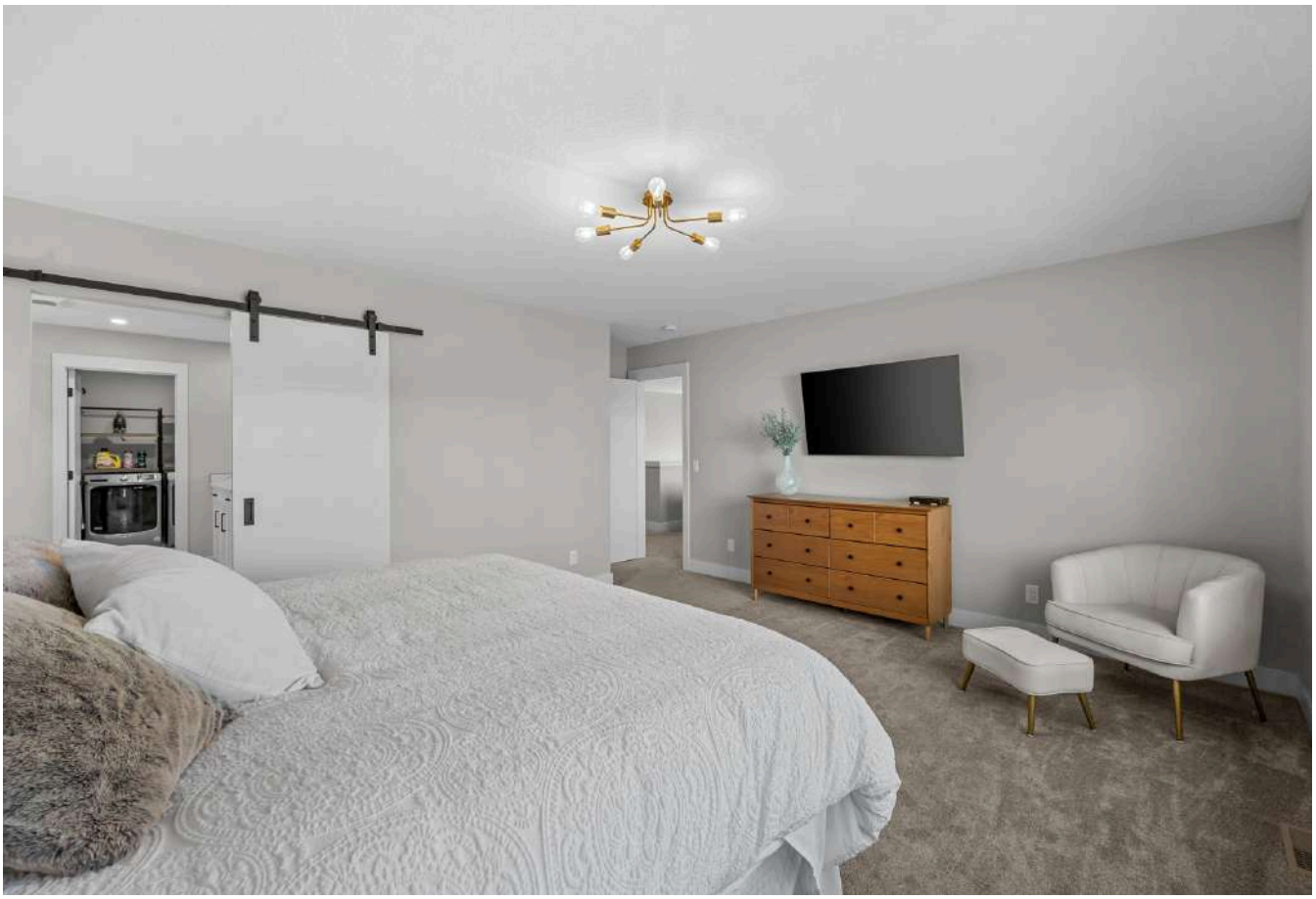


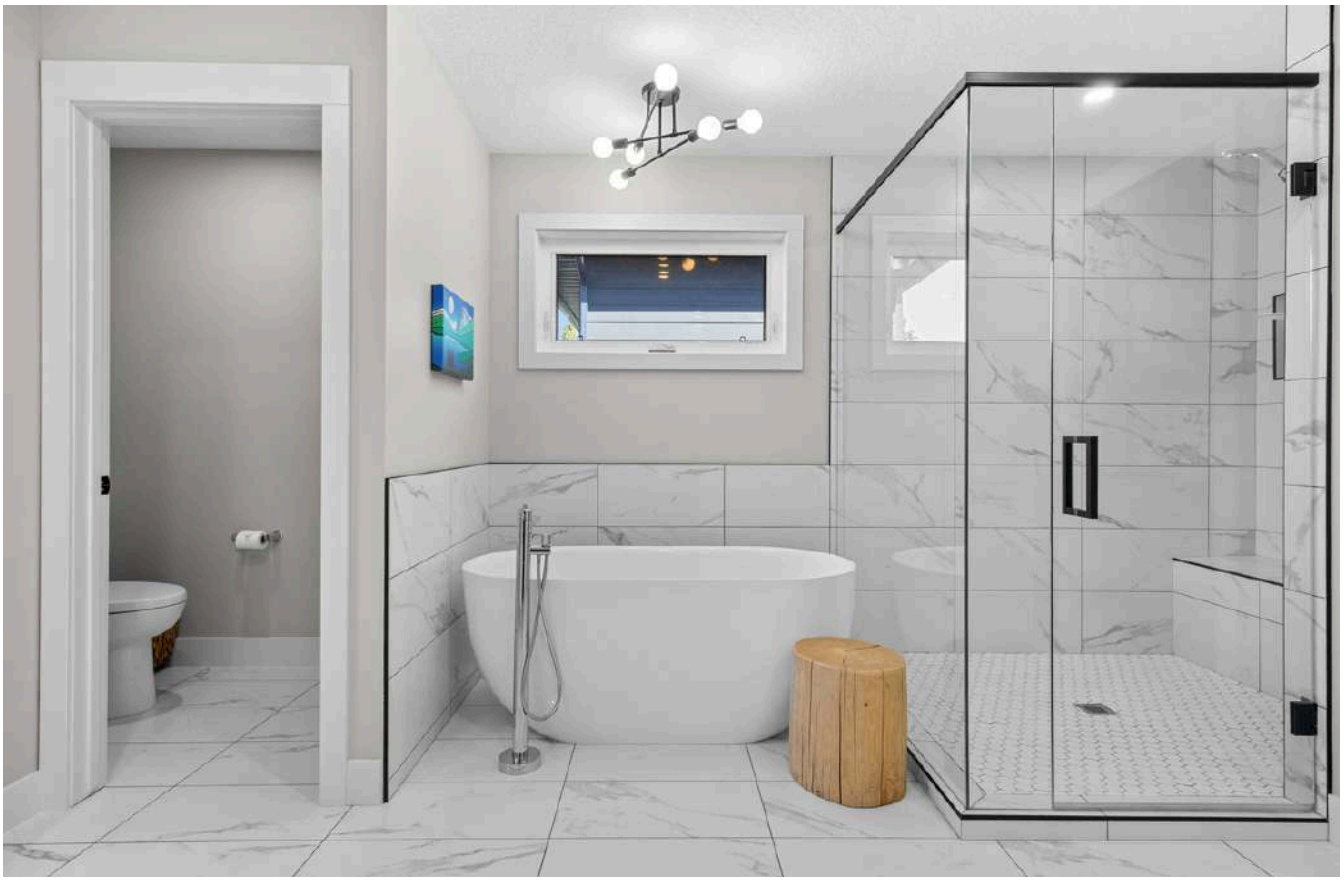


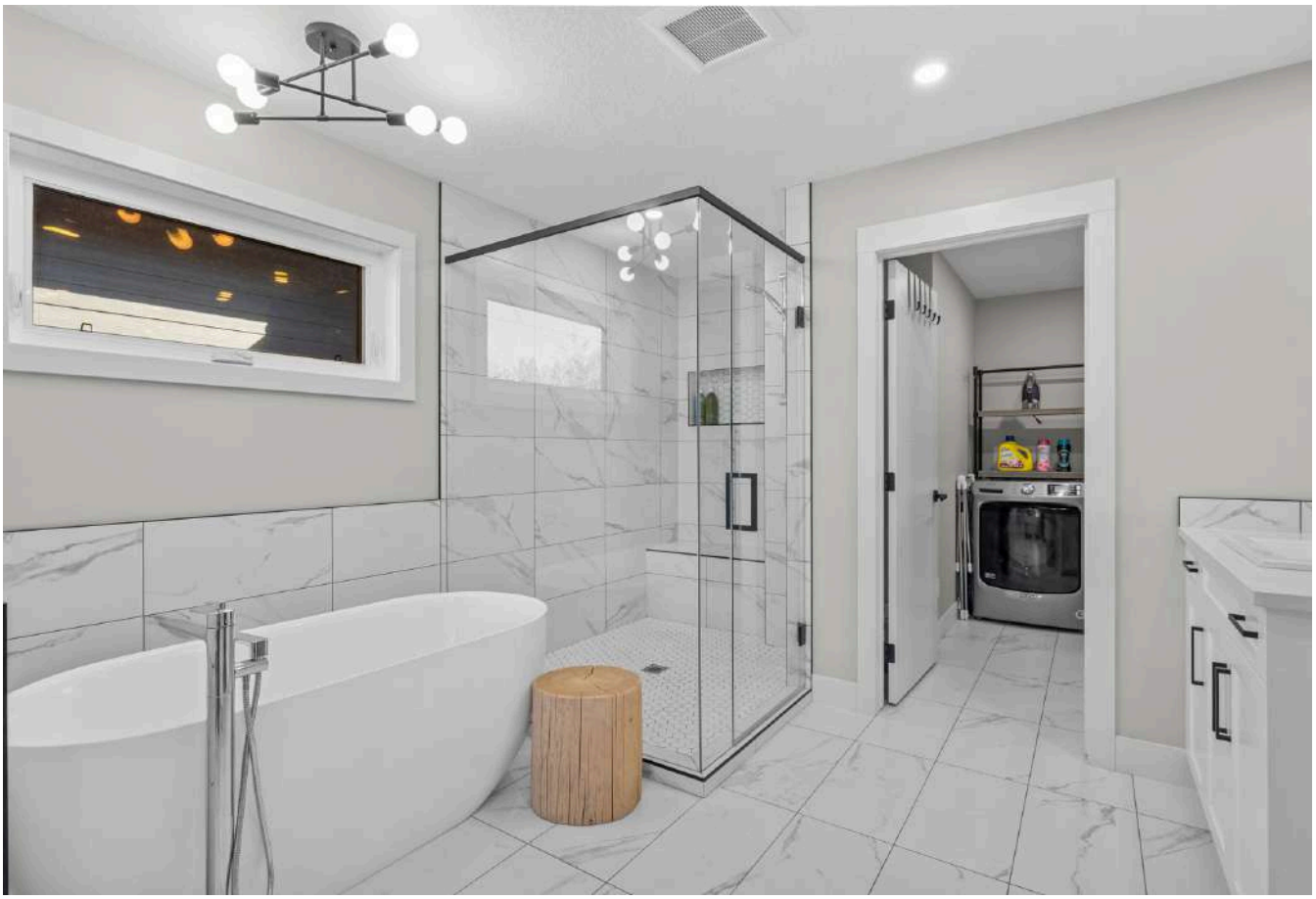


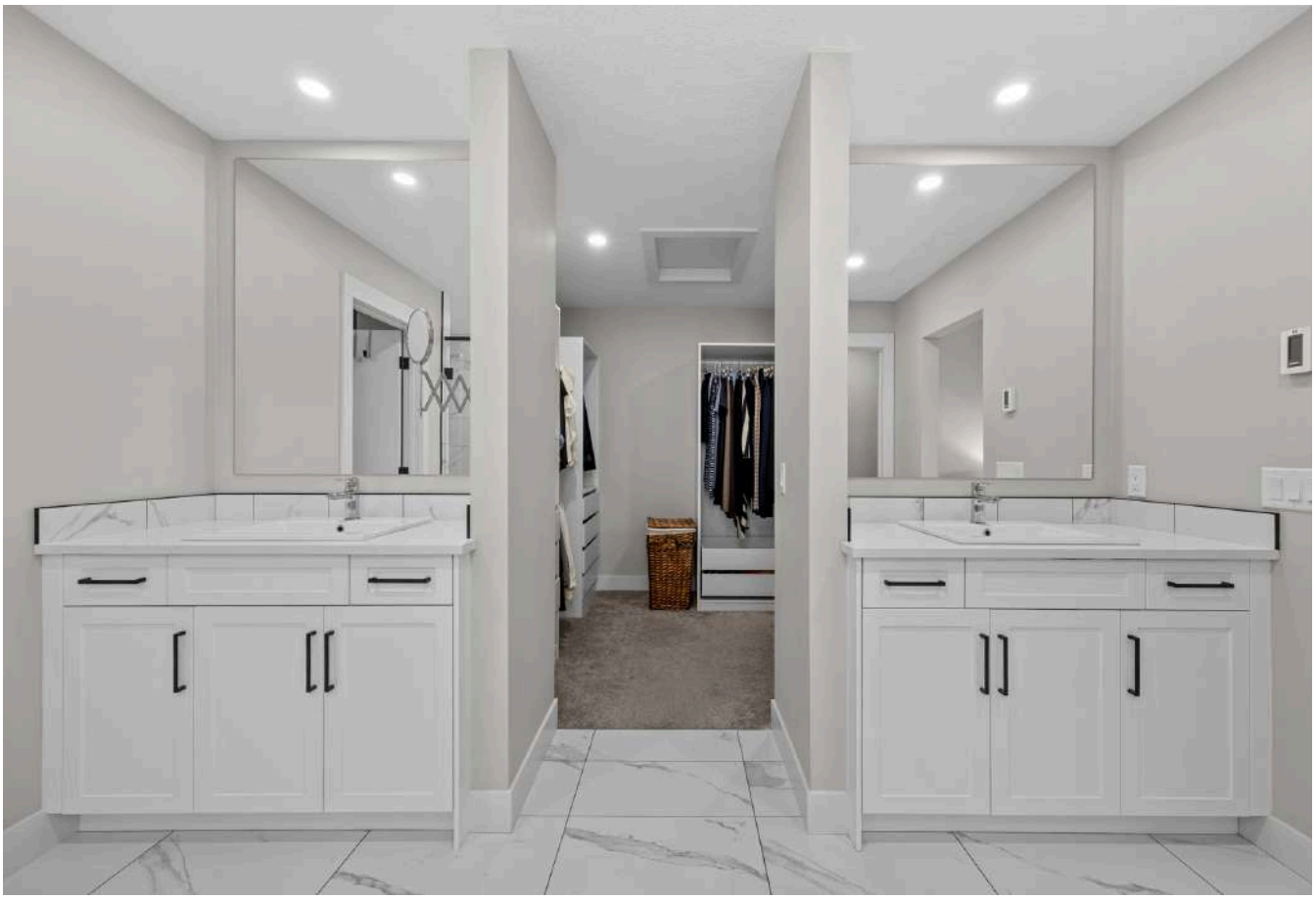


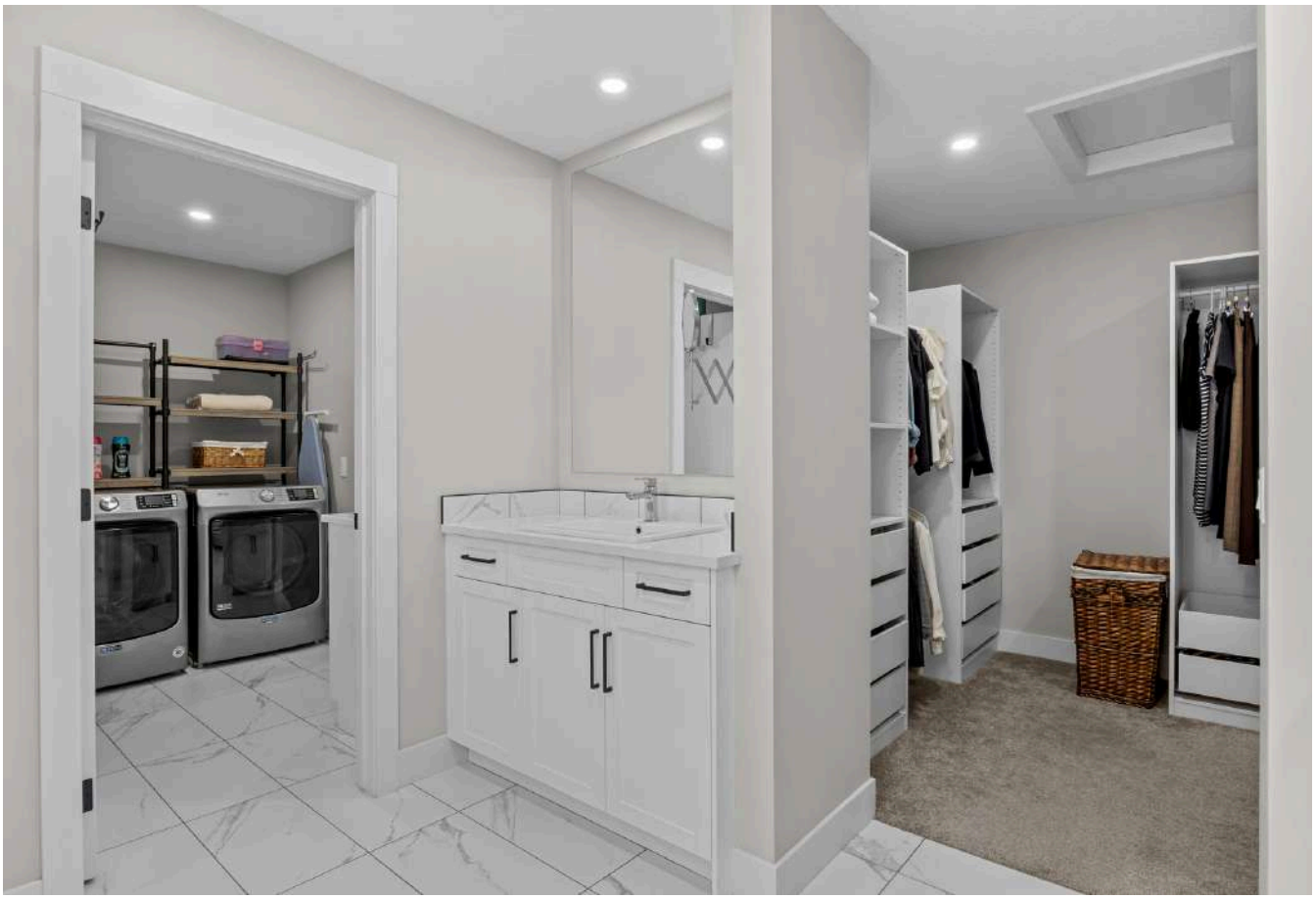


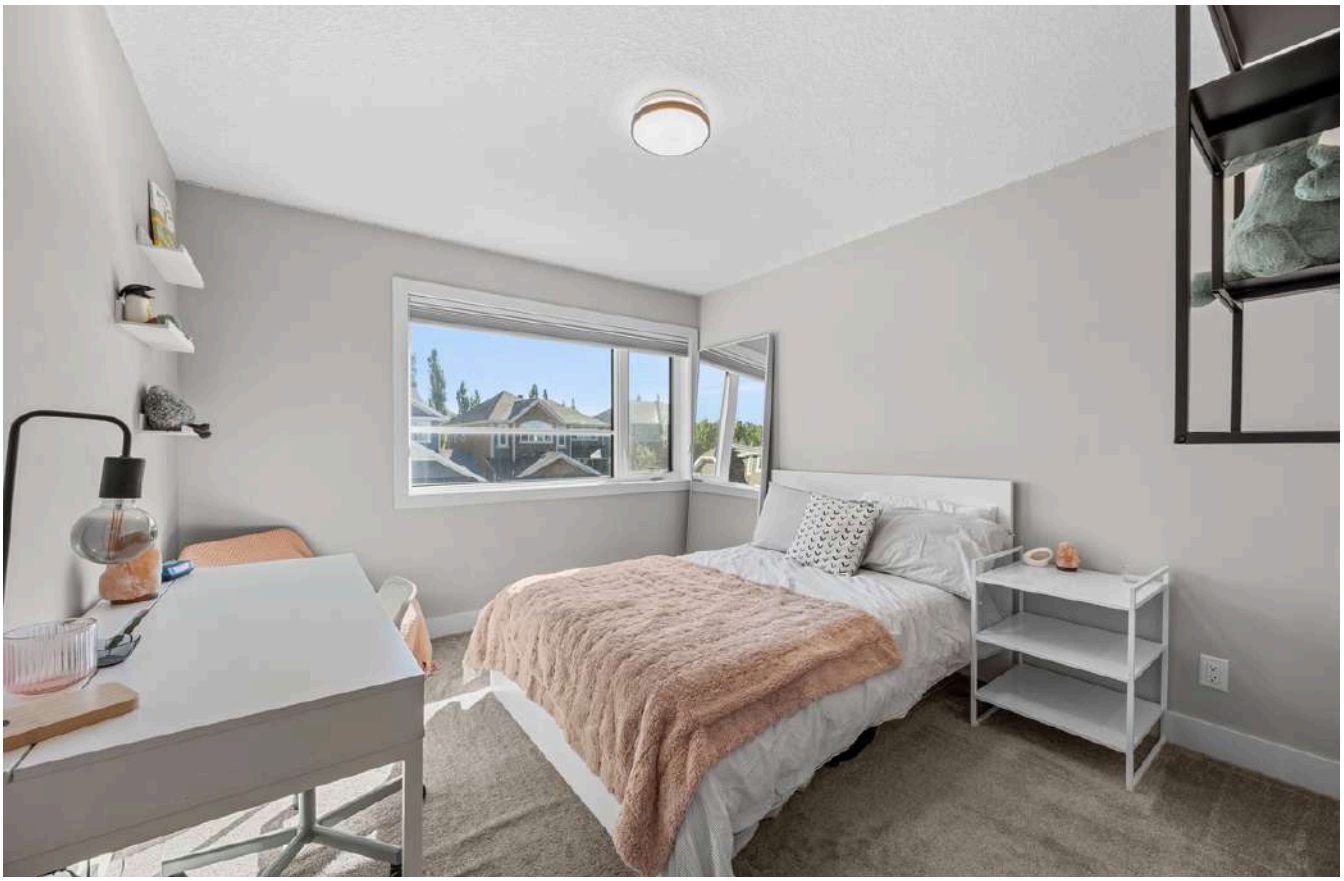


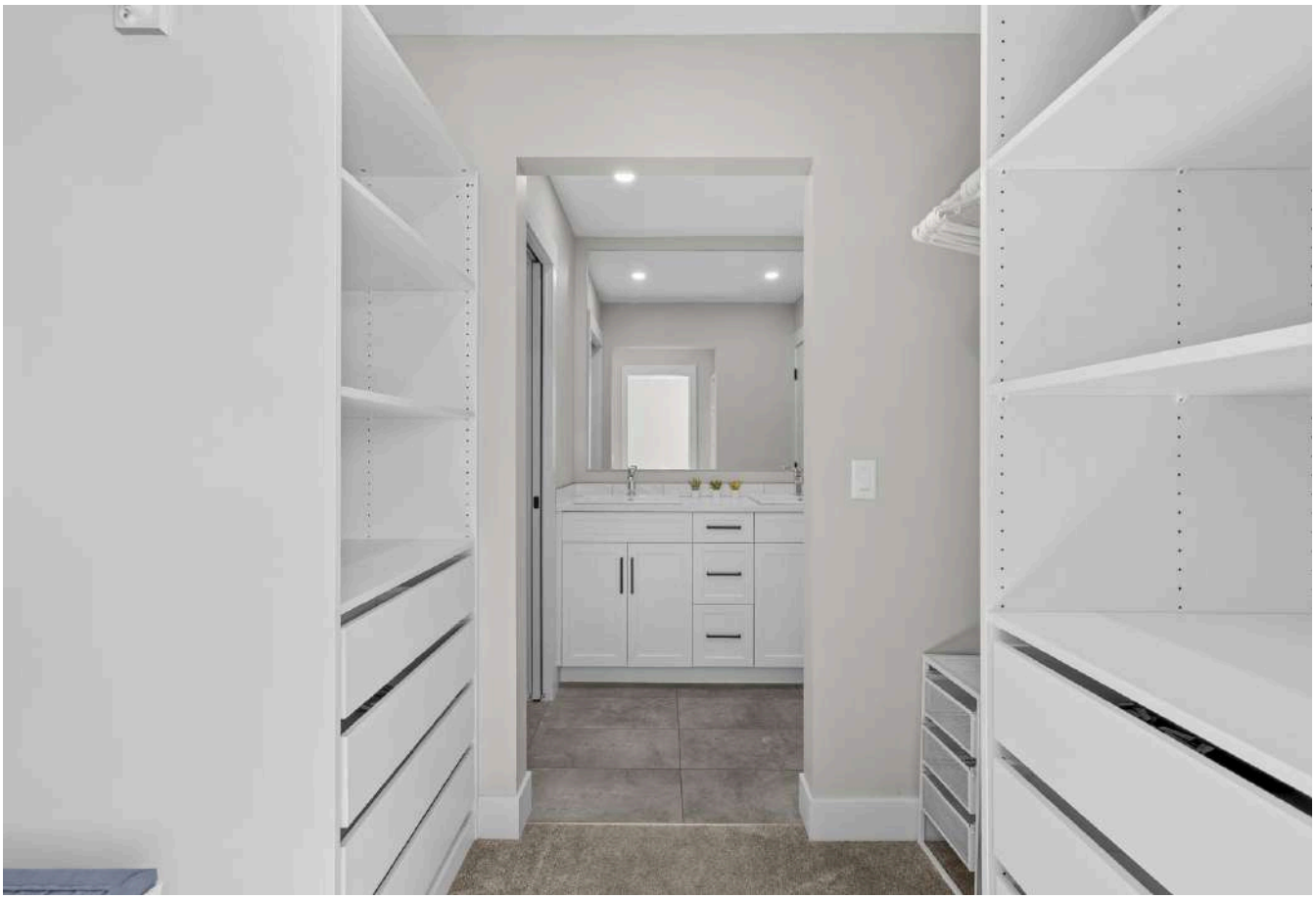




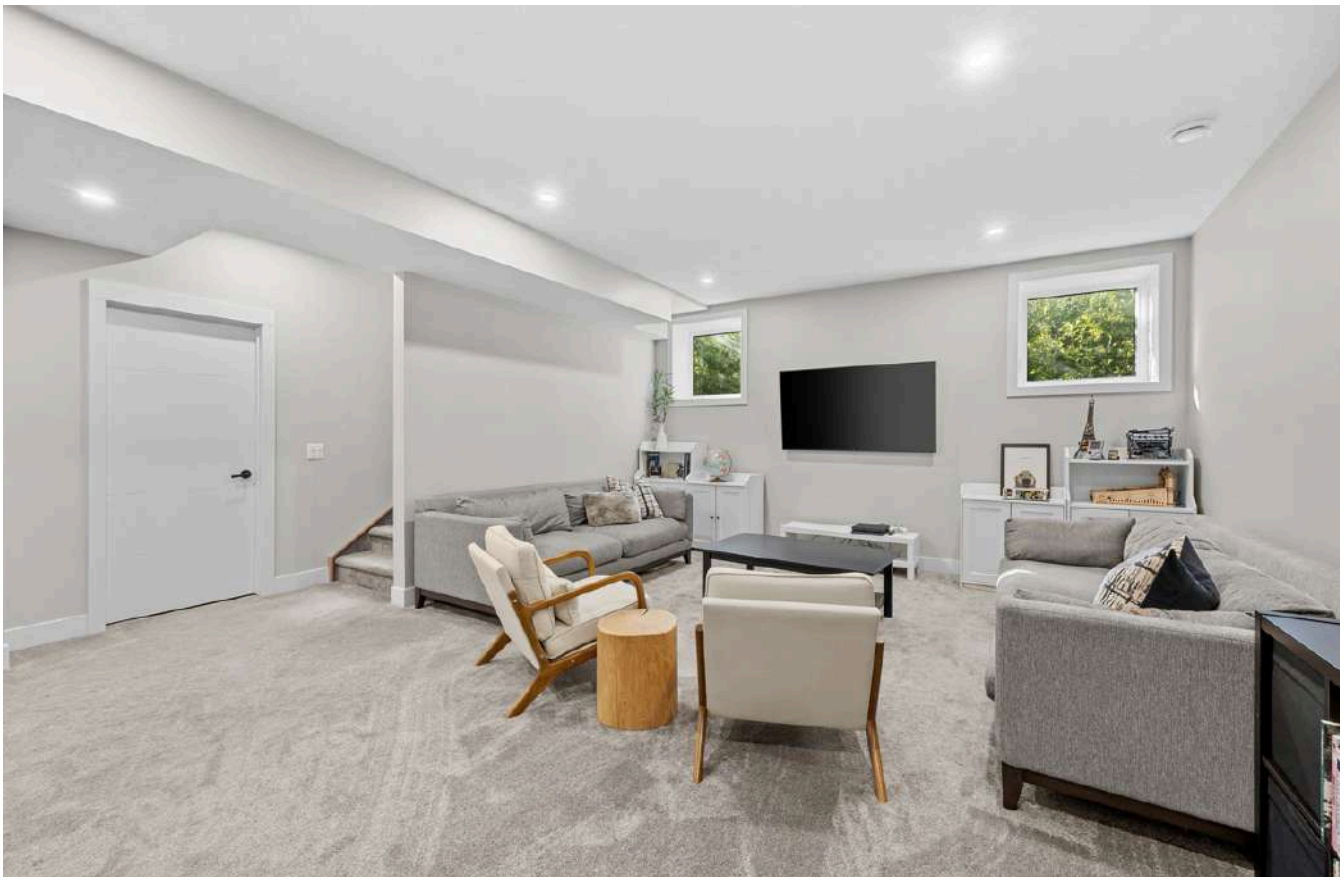








YOURSELF



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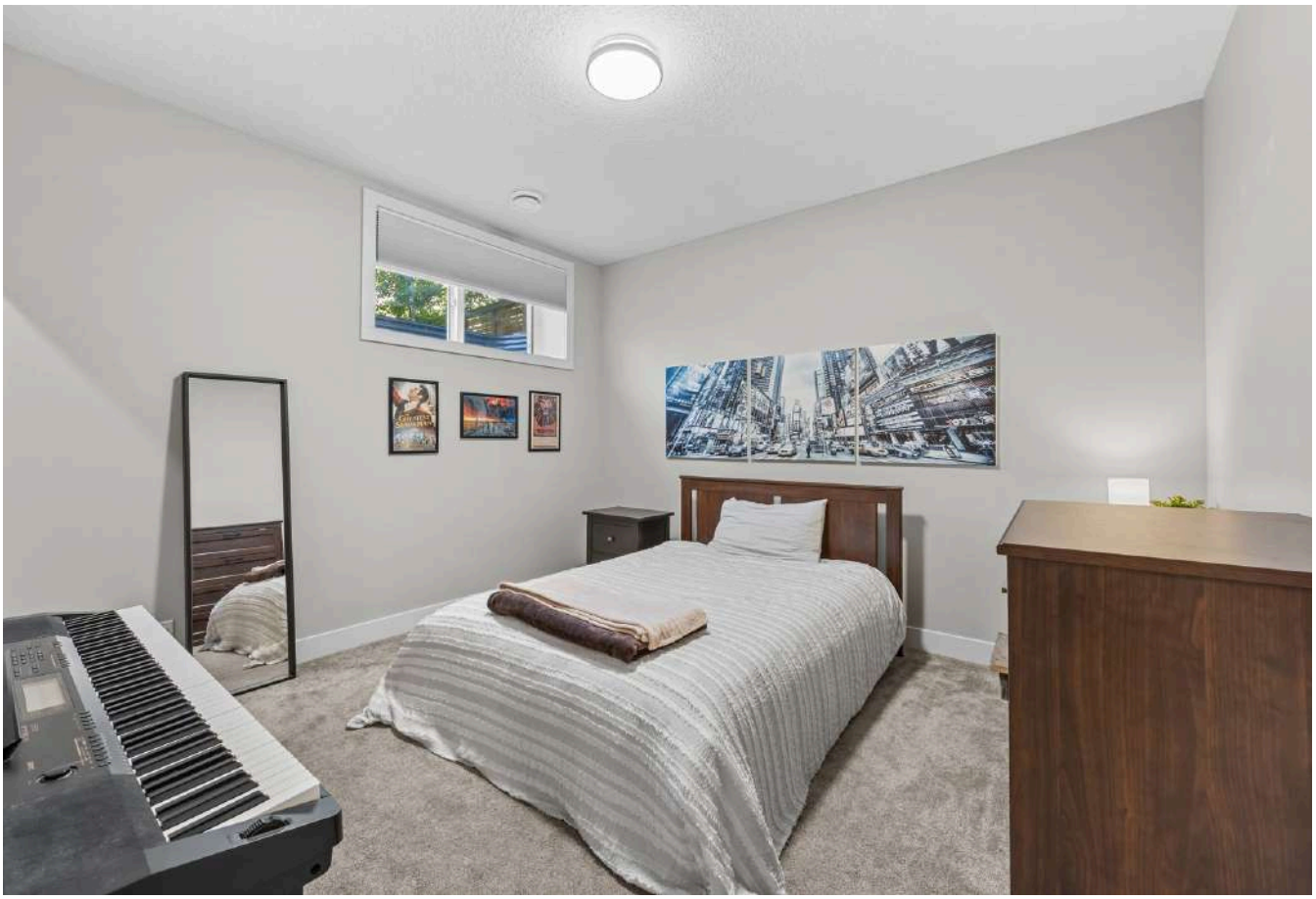
THE NEXT
SENTENCE.



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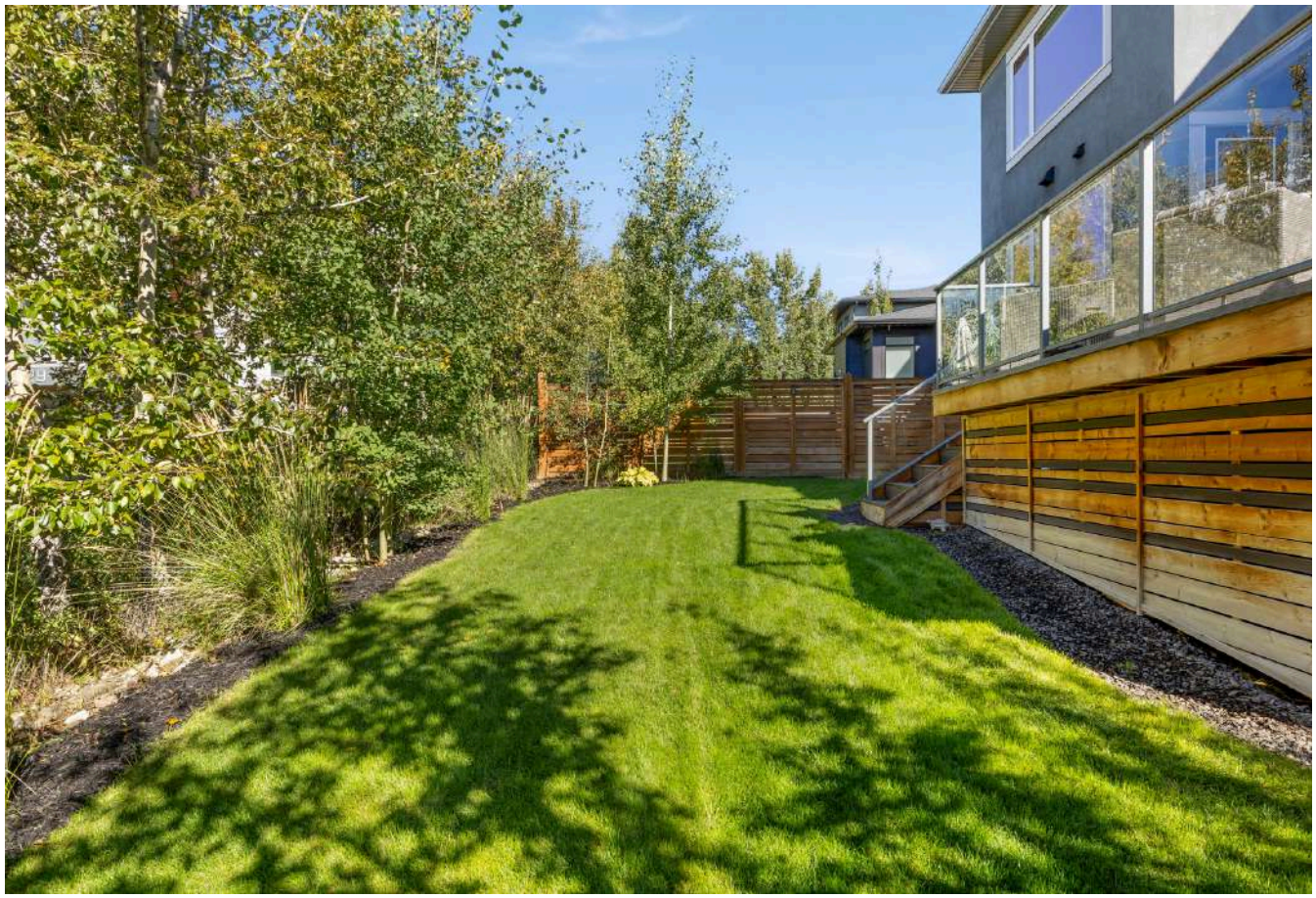

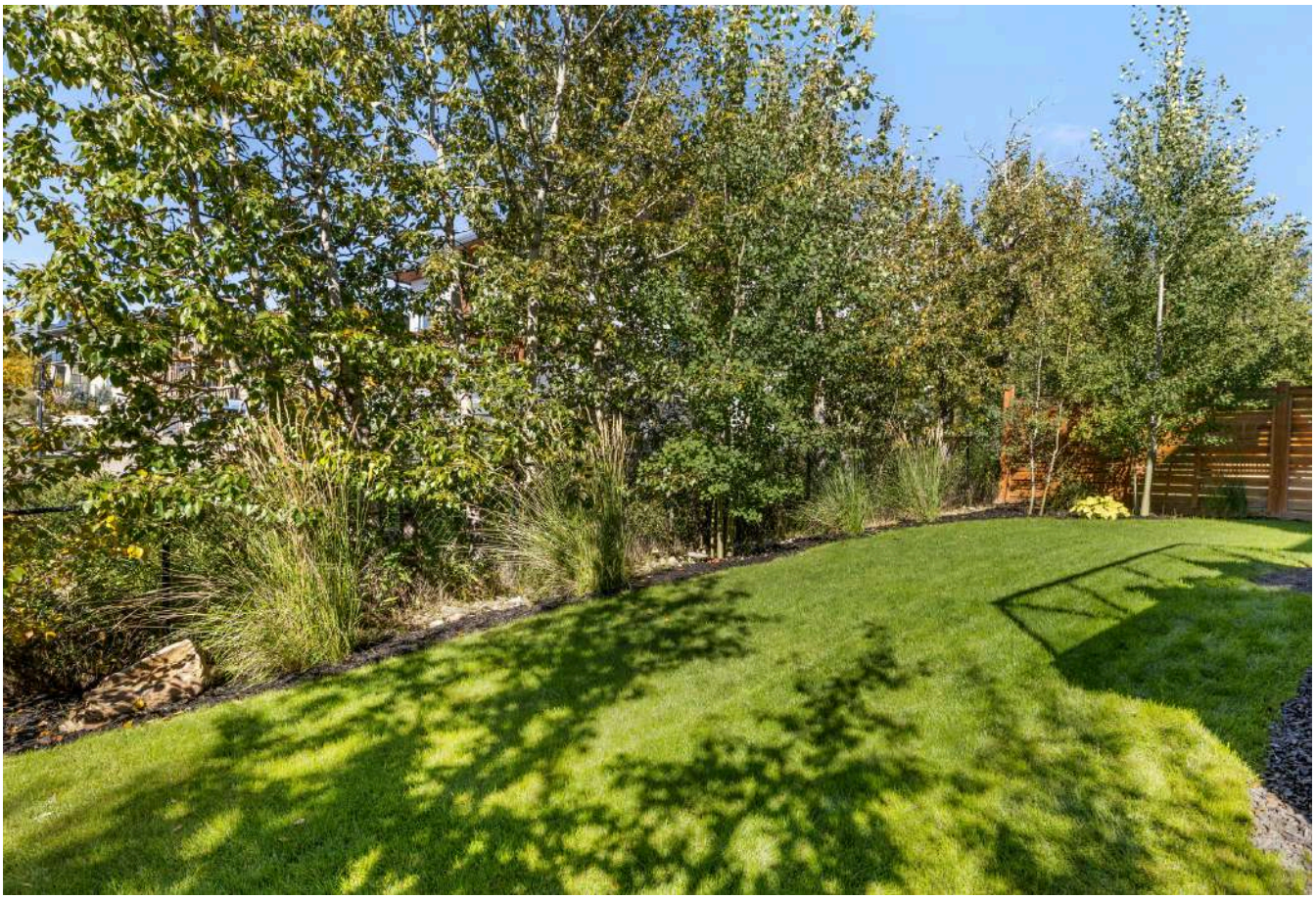

WELCOME TO

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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
11595 Rockyvalley Dr NW
Co-op grocery store and gas station, liquor store, vets, dental, and more.

ROYAL OAK ESTATES PLAZA
500 Royal Oak Dr NW
Restaurants, daycare, liquor store, pharmacy, & more.

ROYAL OAK SHOPPING CENTRE
8888 Country Hills Blvd NW
Great amenities, including Walmart, London Drugs, numerous restaurants, Sobeys, liquor store, pet store, medical offices and more.

CROWFOOT VILLAGE
151 Crowfoot Crescent NW
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://bearspawlions.com/farmersmarket/

SHOPPING

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
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/

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

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 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

BOWMONT PARK
Fenced Off-Leash Area
85 STREET NW

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)

ROCKYVIEW GENERAL HOSPITAL
(24 hour Emergency)
7007 14 St SW
403-943-3000

SHELDON M. CHUMIR HEALTH CENTRE
(OPEN 24 HOURS)
1213 4 St SW
403-955-6200

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/

VCA - TUSCANY VETERINARY HOSPITAL AND BOUTIQUE
11300 Tuscany Blvd NW
403-547-8387
https://vcacanada.com/tuscany

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/

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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/stmariagoretti/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