

# Rocky Ridge

## 21 ROCKFORD ROAD NW



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### THE MCKELVIE GROUP

CALGARY & AREA | REAL ESTATE

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Real Broker

# 21 ROCKFORD ROAD NW

Set in Rocky Ridge, one of Calgary's highest points in the city, 21 Rockford Road has the quiet confidence of a home designed by people who intended to stay. The exterior sets the tone, sage stucco, stacked stone, and carriage-style garage doors that feel warm and built to last. A front study greets you off the entry, perfectly positioned to the front yard, full of light, and the kind of room that flexes easily between an office, a reading room, or a quiet space to start the day. Beyond it, the home opens around a custom built-in library that sits at the architectural heart of the main floor. The living room, and Kitchen, gather around it simultaneously, with shelves layered by the slow accumulation of a life well-lived: books, photographs, the small things that turn this house into a home. The kitchen is built for people who have loved to cook here. A six-burner gas range anchors the space, with stainless appliances, double wall ovens, under-cabinet lighting, and polished finishes that hold up to weeknight dinners and full-house gatherings. It flows into the living and dining nook in a way that makes hosting feel effortless, with the backyard just beyond, a quiet outdoor space that the current owners will genuinely miss. With so much natural light, the home has also been outfitted with a smart solar system that quietly works in the background to manage energy consumption. The main-floor primary is where this home really shows its thinking. There's something quietly luxurious about bungalow-style living; everything you need on one level, no stairs between you and your morning coffee or your bed at night. The ensuite is built for the way mornings actually run, with a long granite double vanity, a deep soaker tub, and a fully tiled glass shower that gives the space a spa-like ease. It opens directly into a custom-fitted walk-in closet with built-in shelving and drawers, the kind of layout that makes daily routines effortless and the home liveable for the long haul. Downstairs a full entertainment setup with projector, screen, and built-in surround sound transforms the space into a theatre on movie nights, a sports lounge, and the natural endpoint for family gatherings that stretch late into the evening. Additional rooms beyond it offer real flexibility, the current owners use one as a craft room, but the space holds room for a gym, a guest suite, bedroom for the teenage children, a studio, or whatever the next chapter calls for. Rocky Ridge itself was shaped around its natural landscape, with endless pathways, ridge-line mountain views, and one of the largest recreation facilities in the city just minutes from the door. It's a community of people who tend to stay, drawn by the views, the trails, and the quiet sense of belonging that takes years to build. This is a home shaped by a decade of intention, and is ready for whatever comes next.

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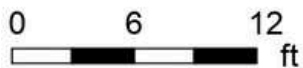
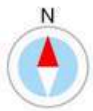
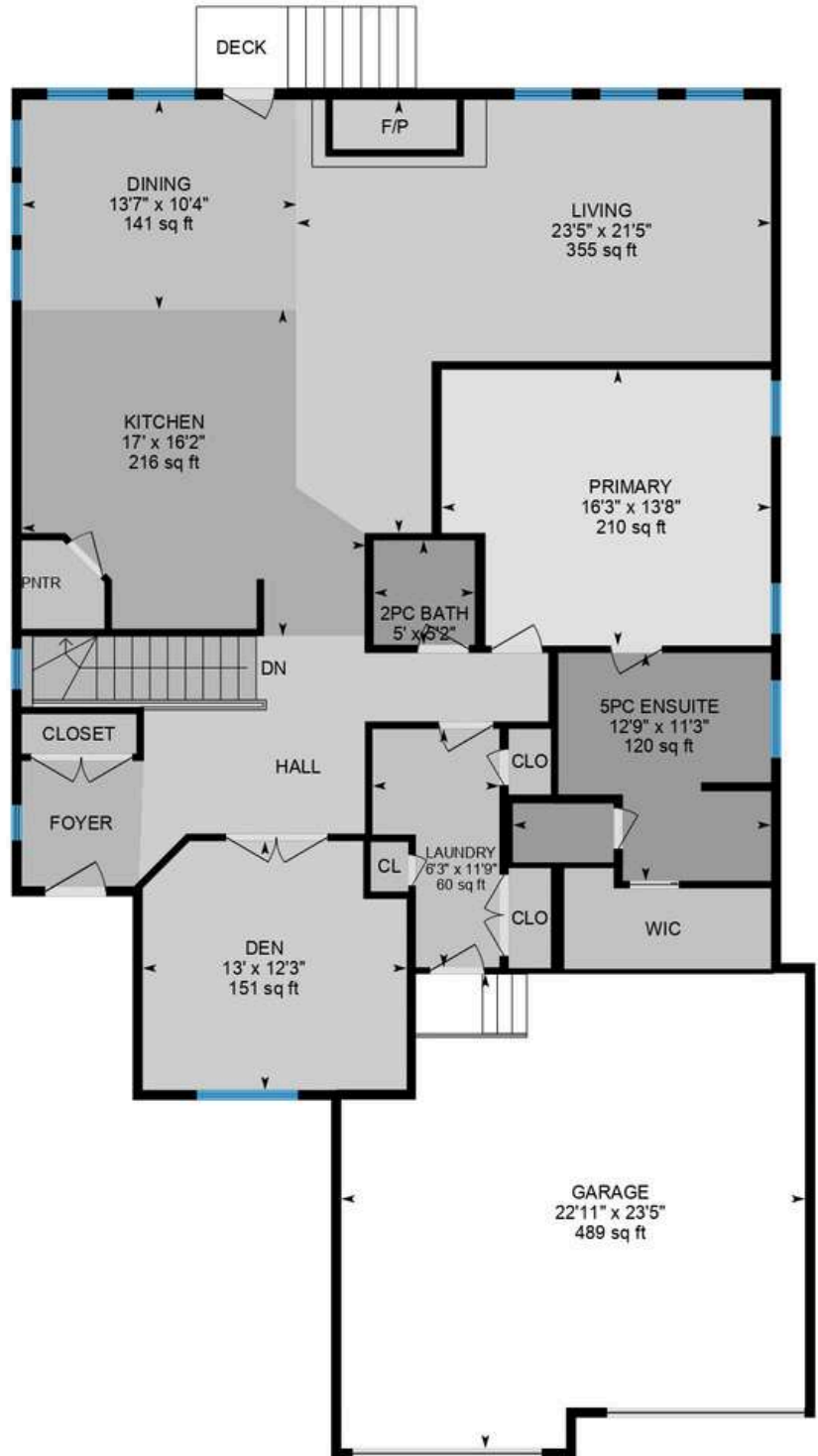
# THE FLOOR PLAN

## MAIN FLOOR:

EXTERIOR AREA:  
1722.20 SQ. FT.

INTERIOR AREA:  
1640.71 SQ. FT.

EXCLUDED AREA:  
525.17 SQ. FT.



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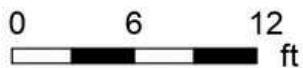
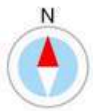
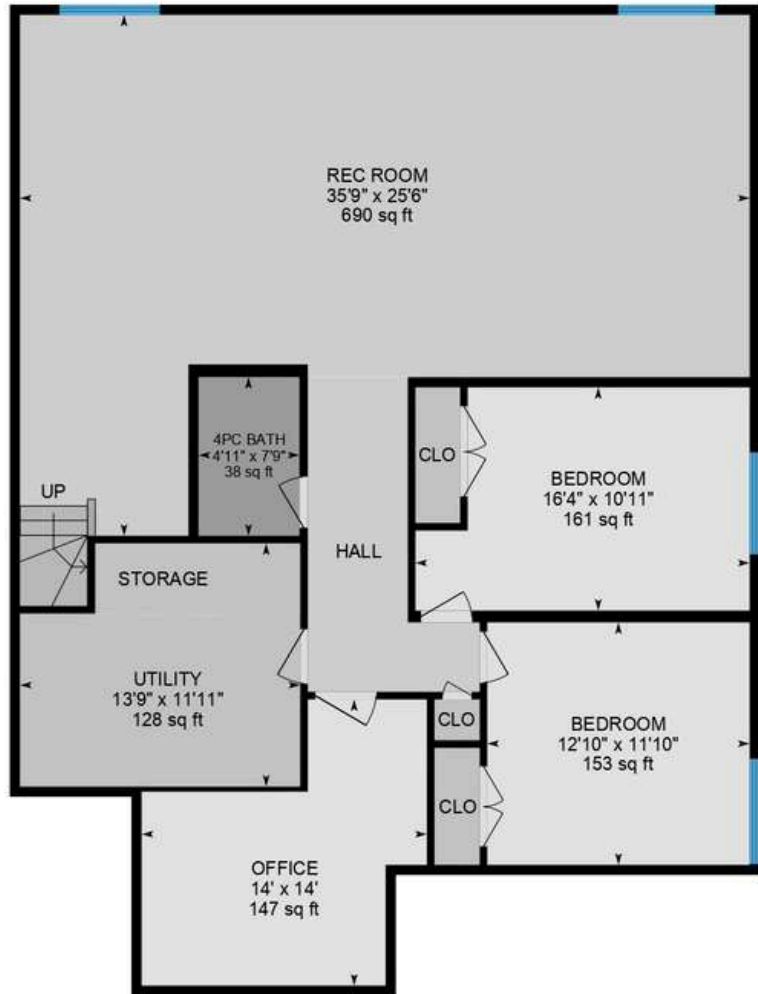
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# THE FLOOR PLAN

## BASEMENT (BELOW GRADE):

EXTERIOR AREA:  
1619.74 SQ. FT.

INTERIOR AREA:  
1536.78 SQ. FT.



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# ROOM DIMENSIONS

## Main Building

### MAIN FLOOR

2pc Bath: 5' x 5'2" | 26 sq ft  
5pc Ensuite: 12'9" x 11'3" | 120 sq ft  
Den: 13' x 12'3" | 151 sq ft  
Dining: 13'7" x 10'4" | 141 sq ft  
Garage: 22'11" x 23'5" | 489 sq ft  
Kitchen: 17' x 16'2" | 216 sq ft  
Laundry: 6'3" x 11'9" | 60 sq ft  
Living: 23'5" x 21'5" | 355 sq ft  
Primary: 16'3" x 13'8" | 210 sq ft

### BASEMENT

4pc Bath: 4'11" x 7'9" | 38 sq ft  
Bedroom: 12'10" x 11'10" | 153 sq ft  
Bedroom: 16'4" x 10'11" | 161 sq ft  
Office: 14' x 14' | 147 sq ft  
Rec Room: 35'9" x 25'6" | 690 sq ft  
Utility: 13'9" x 11'11" | 128 sq ft

## Main Building

### MAIN FLOOR

Interior Area: 1640.71 sq ft  
Excluded Area: 525.17 sq ft  
Perimeter Wall Thickness: 5.9 in  
Exterior Area: 1722.20 sq ft

### BASEMENT (Below Grade)

Interior Area: 1536.78 sq ft  
Perimeter Wall Thickness: 5.9 in  
Exterior Area: 1619.74 sq ft

## Total Above Grade Floor Area, Main Building

Interior Area: 1640.71 sq ft  
Excluded Area: 525.17 sq ft  
Exterior Area: 1722.20 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.

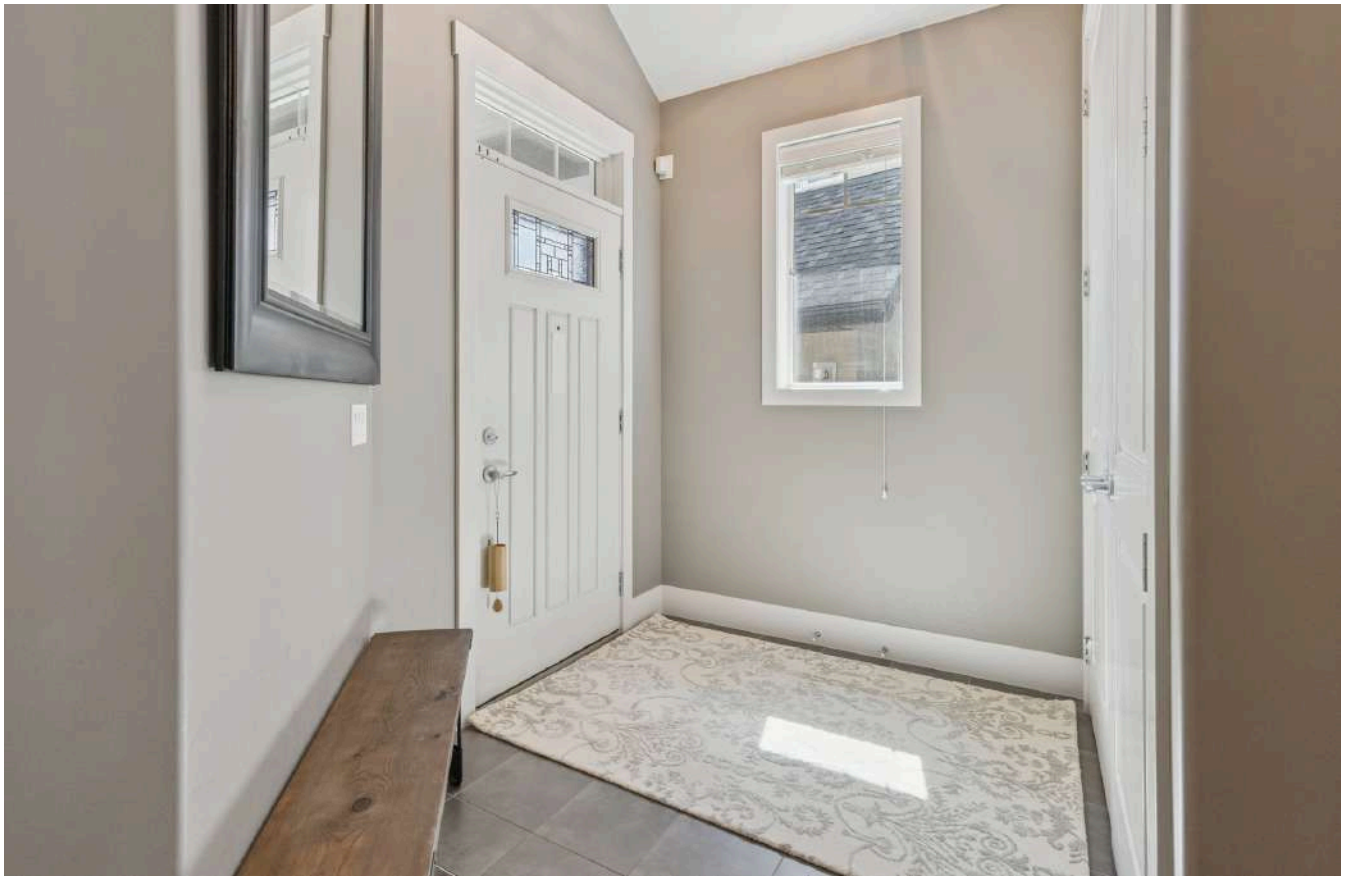
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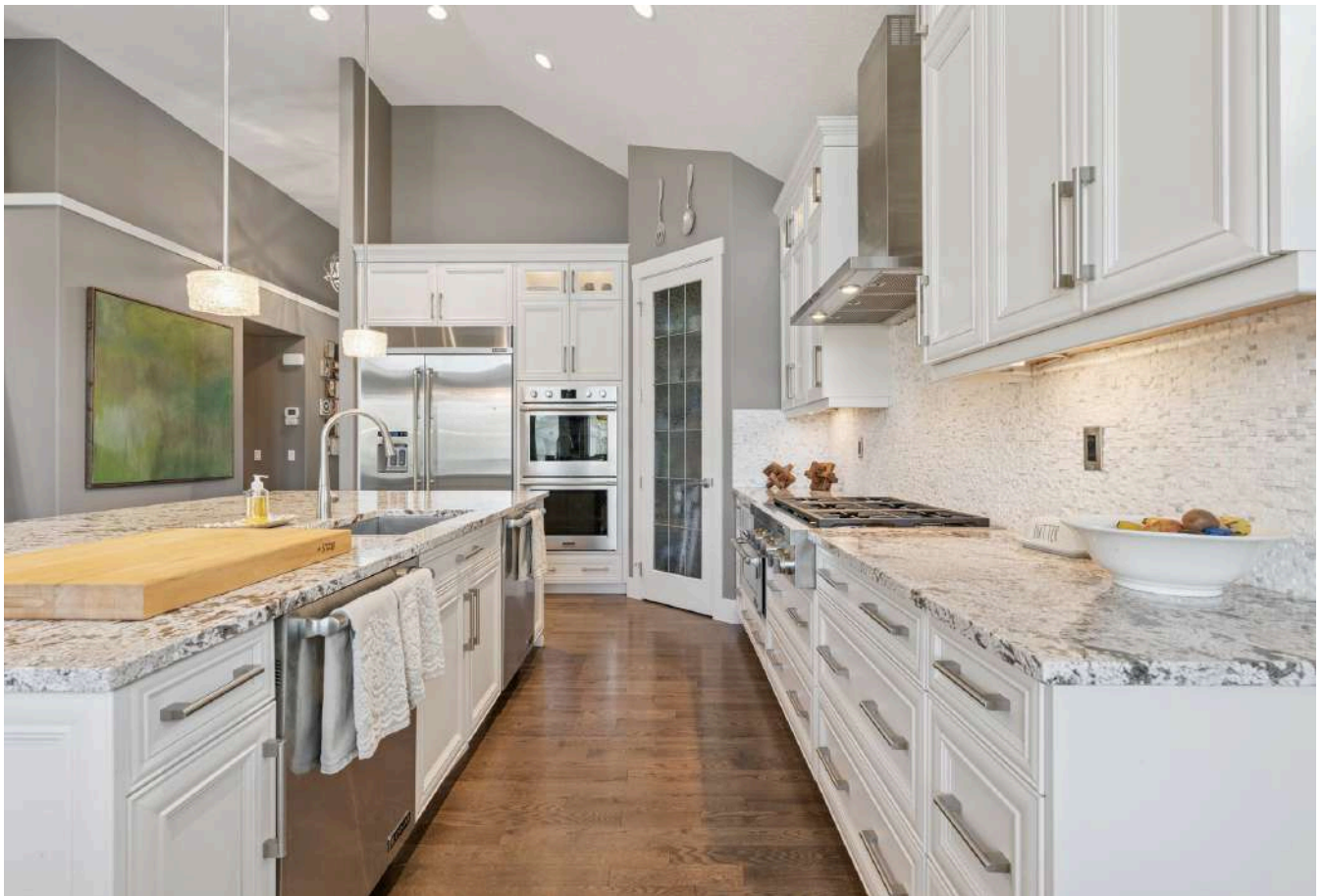














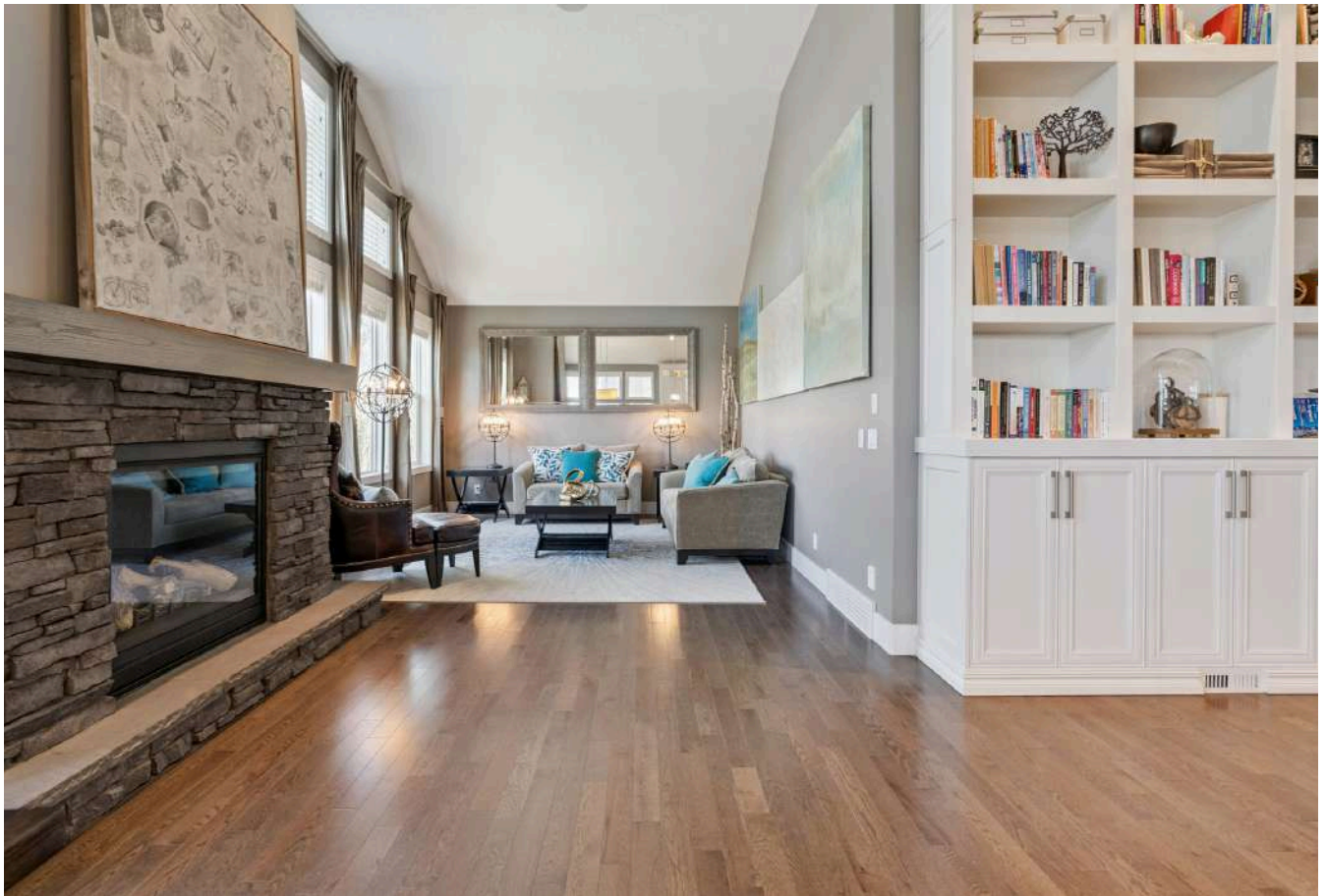






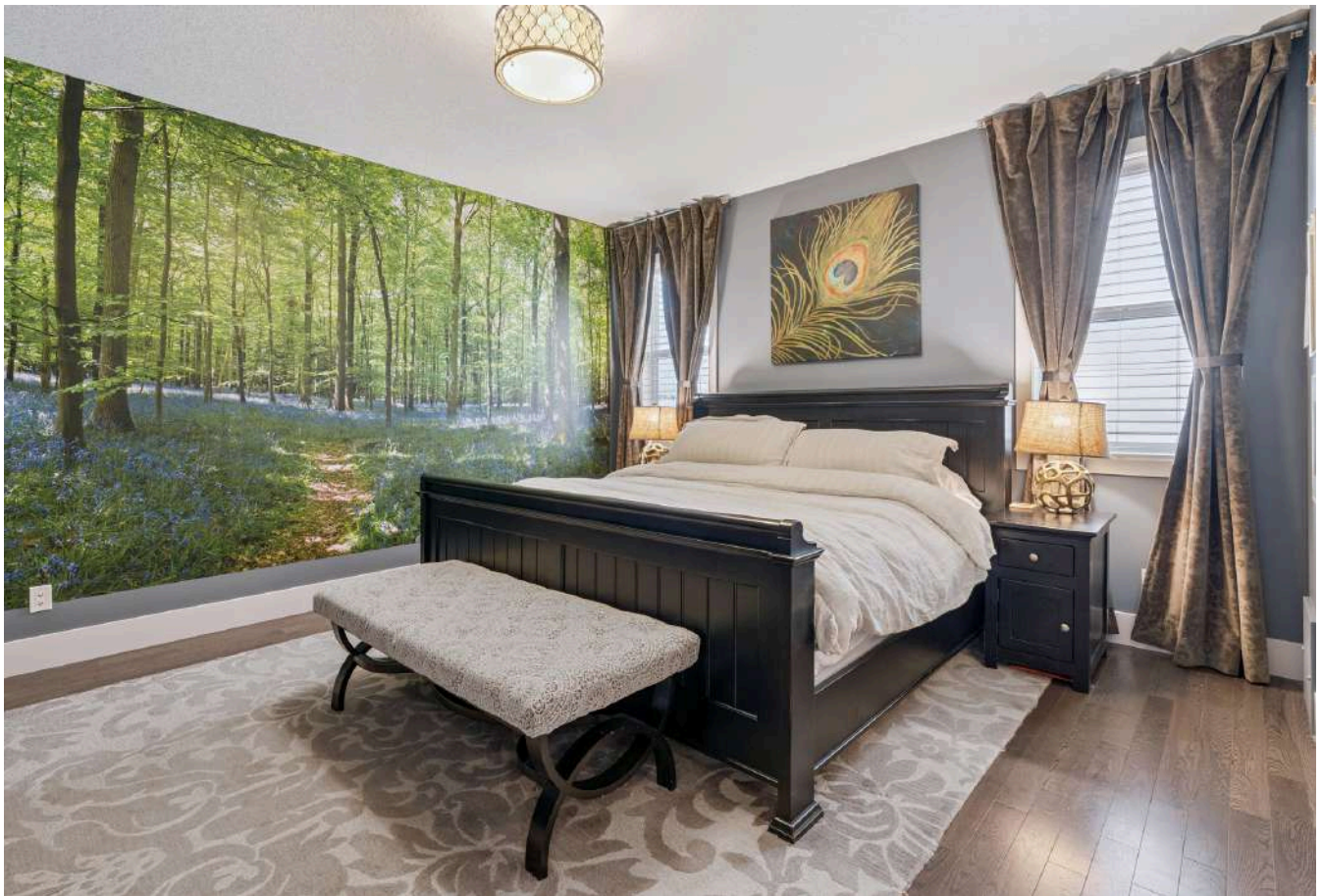
























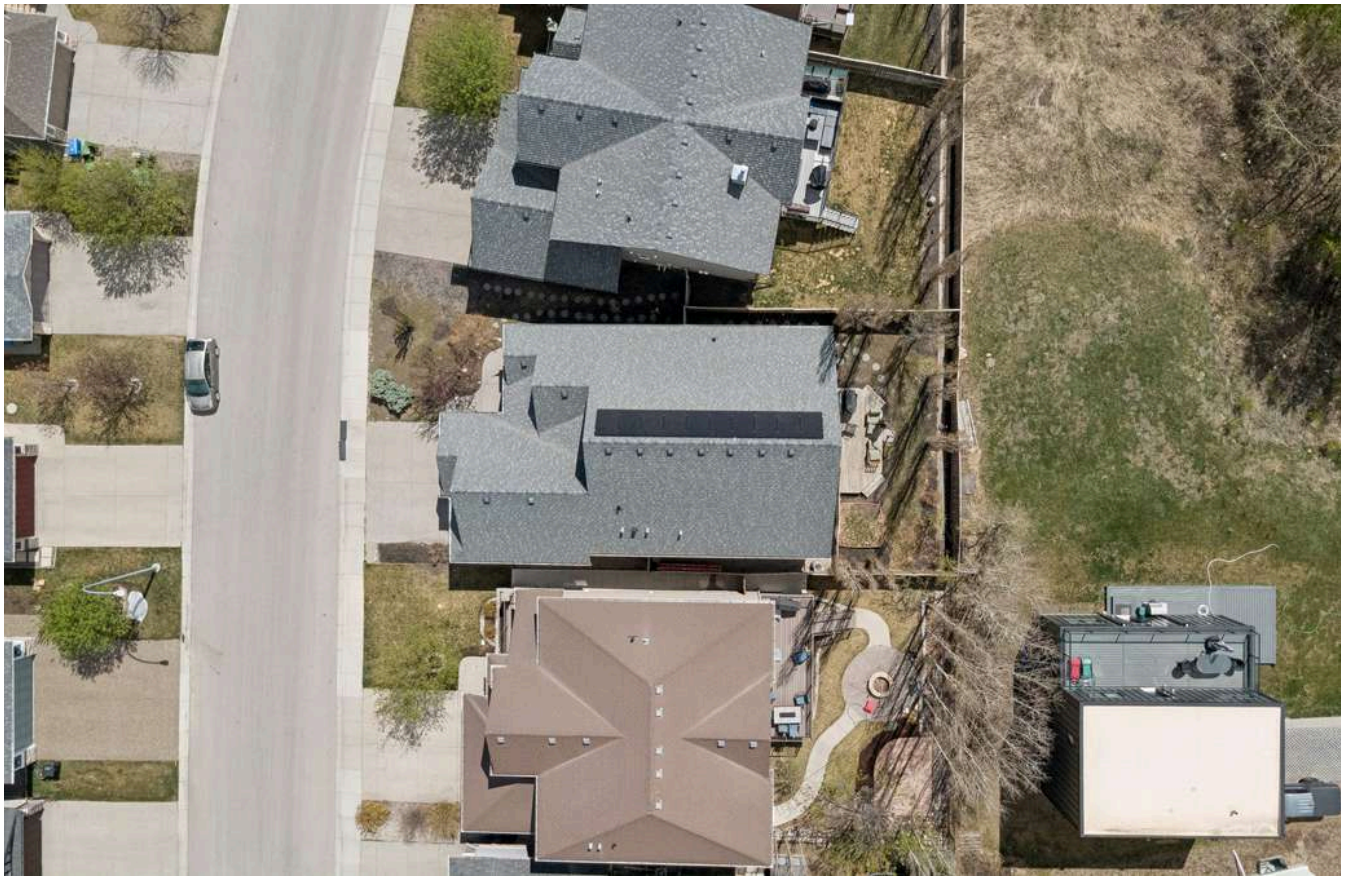












WELCOME TO

# ROCKY RIDGE



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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>



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## 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, Sobeyes, 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

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## 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>

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## 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

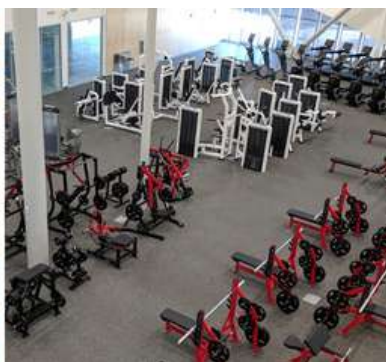
## ROCKY RIDGE RANCH COMMUNITY CENTER

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/>



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## 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 km<sup>2</sup> (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>

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## 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

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## 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

## 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



## 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

