

# \$999,900 - 266 Rockborough Green Nw, Calgary

MLS® #A2195671

**\$999,900**

5 Bedroom, 4.00 Bathroom, 2,388 sqft  
Residential on 0.13 Acres

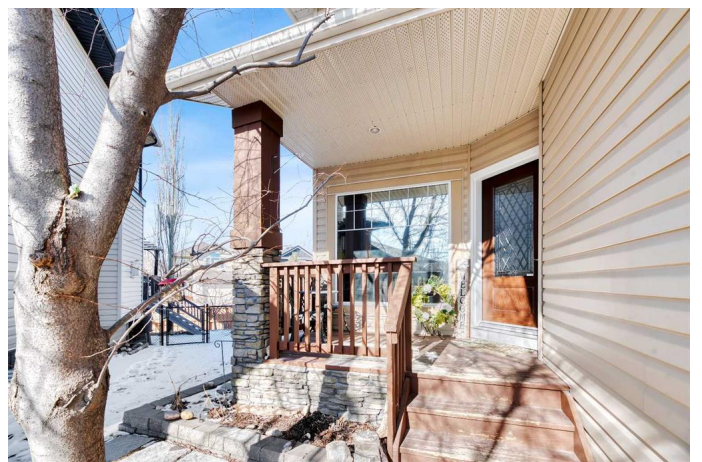
Rocky Ridge, Calgary, Alberta

**\*\* Open House Saturday April 5th 1:30pm - 4:00pm! \*\* WOW! This is the one you've been waiting for, with almost 3500 sq feet of beautifully upgraded living space with a total of 5 bedrooms, nestled on a large pie-shaped lot in a quiet cul-de-sac! This spacious family home boasts numerous updates, including hand-scraped maple hardwood floors on the main and upper level, updated carpet in the bedrooms, brand-new windows and doors, and stunning Cambrian quartz countertops in the kitchen and bathrooms. New 3 stage furnace, triple pane windows 2024, hot water tank and water softener complete the upgrades to the home.**

Step inside to a grand foyer with soaring 18-ft. ceilings, leading into an elegant open-concept layout. The bright and inviting sitting and dining areas flow seamlessly into the well-appointed kitchen, which features maple cabinetry, a prep island, upgraded stainless steel appliances, and a convenient walk-through pantry. French doors off the breakfast nook open onto a multi level cedar deck, overlooking the lush, landscaped backyardâ€”your private oasis!

The cozy great room is anchored by a two-sided mantled fireplace, creating the perfect ambiance for family gatherings. A spacious laundry room and powder room complete the main floor.

Upstairs, you'll find four generously sized bedrooms plus a loft, ideal as a bonus space for work or play. The primary suite is a true



retreat, featuring a luxurious ensuite with a micro-jet tub and walk in closet. In addition, there is a large linen closet offering ample extra storage space.

The fully finished basement offers even more space, including an additional fifth bedroom, loads of storage, and room for a home gym, media area, and playroom. Included is a beautiful wet bar with granite countertop.

Located within walking distance to the new Rocky Ridge YMCA, schools, and shops & services, quick access to the highway 1 and Stoney Trail, this home truly has it all—space, style, and an unbeatable location!

Built in 2003

### **Essential Information**

MLS® #	A2195671
Price	\$999,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,388
Acres	0.13
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	266 Rockborough Green Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5S9

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Beamed Ceilings, Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s), Soaking Tub
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Double Sided
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Irregular Lot, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 12th, 2025
Days on Market	23
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
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