

\$949,900 - 266 Rockborough Green Nw, Calgary

MLS® #A2195671

\$949,900

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

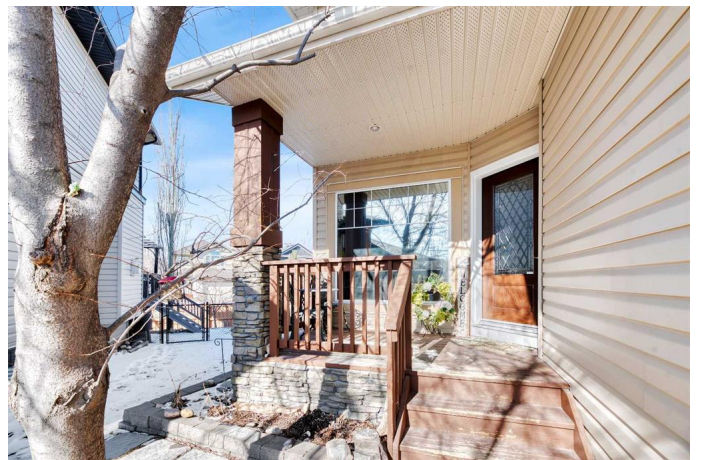
Rocky Ridge, Calgary, Alberta

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 backyard—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	\$949,900
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	Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Beamed Ceilings
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	36
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.