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

MLS® #A2213455

\$949,900

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

Rocky Ridge, Calgary, Alberta

The one you have been waiting for! With nearly 3,500 sq ft of beautifully updated living space, this 5-bedroom gem is nestled on a spacious pie-shaped lot in a quiet cul-de-sac in sought-after Rocky Ridgeâ€"perfect for those seeking comfort, style, and room to grow.

Surrounded by mature trees, scenic walking trails, and minimal traffic, the home offers peace and privacy with the feel of country livingâ€"all while being just minutes from city amenities. The tranquil backyard is a true escape, with lush landscaping, a multi-level cedar deck, and regular visits from birds and ducks flying overhead to the nearby wetlands.

Step into the grand foyer with soaring 18-ft ceilings and take in the elegant open-concept layout. The main and upper levels feature hand-scraped maple hardwood floors, while the bedrooms are finished with plush updated carpeting for added comfort. Thoughtful upgrades throughout include brand-new triple-pane windows and doors (2024), a 3-stage furnace, hot water tank, and water softener for long-term peace of mind.

The heart of the homeâ€"the kitchenâ€"boasts stunning Cambrian quartz countertops, upgraded stainless steel appliances, maple cabinetry, a prep island, and a walk-through pantry. The bright breakfast nook opens to the backyard, making indoor-outdoor living seamless and enjoyable.







The great room offers a cozy ambiance with its charming two-sided fireplace, while a spacious laundry room and stylish powder room complete the main level.

Upstairs, you'II find four generously sized bedrooms plus a versatile loftâ€"ideal for a playroom, office, or lounge. The luxurious primary suite features a spa-inspired ensuite with micro-jet tub, and walk-in closet.

The fully finished basement expands the living space with a fifth bedroom, a beautiful granite wet bar, and flexible zones for a gym, media area, or recreation spaceâ€"plus ample storage throughout.

Ideally located just steps from the Rocky Ridge YMCA, schools, shops, and services, with quick access to Highway 1 and Stoney Trail. You're also just over an hour from Banff and the majestic Canadian Rockies, making weekend getaways a breeze.

This beautifully maintained and thoughtfully upgraded home truly has it allâ€"space, serenity, and an unbeatable location.

Don't miss your opportunity to make it yours!

Built in 2003

Essential Information

MLS® # A2213455

Price \$949,900

Bedrooms 5

Bathrooms 4.00

Full Baths 3
Half Baths 1

Square Footage 2,388

Acres 0.13

Year Built 2003

Residential Type

Sub-Type Detached

Style 2 Storey

Status Active

Community Information

Address 266 Rockborough Green Nw

T3G 5S9

Subdivision Rocky Ridge

City Calgary County Calgary **Province** Alberta

Amenities

Postal Code

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, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window **Appliances**

Coverings

Heating Forced Air

Cooling None Fireplace Yes 1

of Fireplaces

Double Sided, Gas **Fireplaces**

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 April 21st, 2025

Days on Market 2

Zoning R-CG

Listing Details

Listing Office RE/MAX Realty Professionals

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