# \$925,000 - 266 Rockborough Green Nw, Calgary

MLS® #A2218283

## \$925,000

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

Rocky Ridge, Calgary, Alberta

This is the one you've been waiting for!
Bursting with charm and nearly 3,500 sq ft of beautifully updated living space, this 5-bedroom treasure sits on a spacious pie-shaped lot in a quiet cul-de-sac in the highly desirable community of Rocky Ridge.
It's the perfect blend of comfort, style, and room for your family to grow.

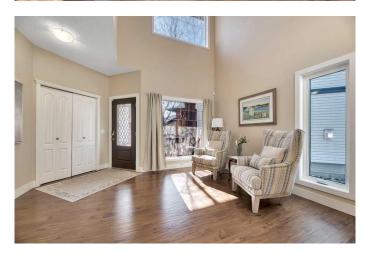
Tucked away among mature trees and scenic walking trails, this home offers a peaceful, private setting that feels like country livingâ€"yet you're just minutes from all the conveniences of the city! The tranquil backyard is a true retreat, featuring lush landscaping, a multi-level cedar deck, and frequent flyovers from birds and ducks on their way to the nearby wetlands.

Step inside the grand foyer with soaring 18-ft ceilings and fall in love with the bright, open-concept design. The main and upper levels showcase gorgeous hand-scraped maple hardwood floors, while the cozy bedrooms are finished with plush new carpet. Thoughtful upgrades are found throughout, including brand-new triple-pane windows and doors (2024), a 3-stage furnace, hot water tank, and water softenerâ€"giving you peace of mind for years to come.

The heart of the home is the dreamy kitchen, featuring stunning Cambrian quartz countertops, upgraded stainless steel







appliances, rich maple cabinetry, a prep island, and a walk-through pantry. The sunny breakfast nook flows seamlessly to the backyardâ€"perfect for enjoying your morning coffee or hosting weekend BBQs.

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 large bedrooms and a versatile loft spaceâ€"ideal for a home office, play area, or cozy lounge. The show-stopping primary suite includes a spa-inspired ensuite with micro-jet tub and a generous walk-in closet.

Downstairs, the fully finished basement offers a fifth bedroom, a beautiful granite wet bar, and flexible areas for a gym, movie nights, or game timeâ€"plus plenty of storage.

Location-wise, it doesn't get better: just steps from the Rocky Ridge YMCA, top-rated schools, shops, and transit, with easy access to Highway 1 and Stoney Trail. And with Banff and the Rockies just over an hour away, your next adventure is always within reach!

This warm and welcoming home truly has it allâ€"space, serenity, and an unbeatable location. Come see it today and fall in love!

Built in 2003

#### **Essential Information**

MLS® # A2218283 Price \$925,000

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

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

Coverings

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Double Sided, Gas

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 May 6th, 2025

Days on Market 4

Zoning R-CG

# **Listing Details**

Listing Office RE/MAX Realty Professionals

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