

# \$925,000 - 74 Rockborough Park Nw, Calgary

MLS® #A2262821

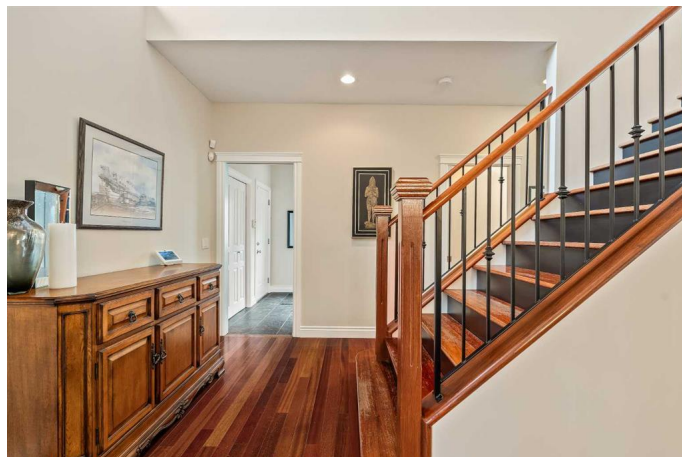
**\$925,000**

3 Bedroom, 3.00 Bathroom, 2,408 sqft

Residential on 0.15 Acres

Rocky Ridge, Calgary, Alberta

Welcome to 74 Rockborough Park NW â€” a beautifully crafted custom home perfectly positioned on a quiet street and backing onto a tranquil treed reserve, offering unmatched privacy and a true connection to nature. From the moment you arrive, the homeâ€™s timeless curb appeal and thoughtful design are evident. Inside, gleaming hardwood floors, 9-foot ceilings, and expansive windows create an open, inviting atmosphere filled with natural light. The living room features a cozy gas fireplace framed by mature greenery outside, while the adjoining kitchen impresses with stunning black granite countertops, stainless steel appliances, a massive island ideal for entertaining, and a walk-through pantry that adds both style and convenience. A separate formal dining room provides the perfect space for hosting family dinners or celebrations. Upstairs, the primary suite is a true retreat â€” generously proportioned with its own gas fireplace, a comfortable sitting area, and hardwood floors that add warmth and sophistication. The spa-inspired ensuite features dual vanities, a deep soaker tub, and a large walk-in shower with dual showerheads, complemented by an expansive walk-in closet. Two additional bedrooms, a full bathroom, laundry room, and a bright lofted den with built-ins complete the upper level, offering the ideal mix of comfort and functionality for family living. The west-facing backyard is a private sanctuary surrounded by mature trees â€” a perfect space for outdoor dining, kids playing,



or simply relaxing in the peaceful setting. The freshly painted interior adds a clean, modern feel throughout, while an oversized double garage and central A/C provide year-round comfort and convenience. The unfinished basement offers endless possibilities for future development, with space for additional bedrooms, a recreation room, or home gym. Set in one of Rocky Ridge's most desirable locations, this home is steps from walking trails, parks, and the award-winning Rocky Ridge YMCA, with easy access to major routes and transit. Combining elegance, comfort, and a rare sense of privacy, this exceptional property embodies the best of Northwest Calgary living.

Built in 2004

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2262821    |
| Price          | \$925,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,408       |
| Acres          | 0.15        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 74 Rockborough Park Nw |
| Subdivision | Rocky Ridge            |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |

Postal Code T3G 5T1

## Amenities

Parking Spaces 4

Parking Double Garage Attached, Insulated, Oversized

# of Garages 2

## Interior

Interior Features Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Crown Molding

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Gas, Living Room, Master Bedroom

Has Basement Yes

Basement Full, Partially Finished

## Exterior

Exterior Features Private Yard

Lot Description Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped, Lawn, Many Trees, No Neighbours Behind, Private, Views, Wooded, Underground Sprinklers

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed October 10th, 2025

Zoning R-CG

## Listing Details

Listing Office eXp Realty

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