

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

MLS® #A2195671

**\$949,900**

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

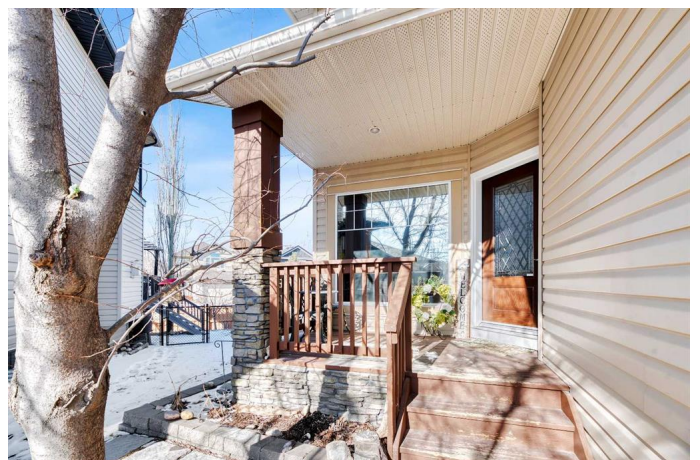
Rocky Ridge, Calgary, Alberta

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 | 38               |
| Zoning         | R-CG             |

## Listing Details

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

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