



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

101 Rockbluff Place NW
Calgary, Alberta

MLS # A2219071



\$759,000

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,021 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Hot Tub (As Is)

Welcome to this beautiful 2-storey home with a double attached garage, nestled in a quiet cul-de-sac and featuring a sunny south-facing backyard. Conveniently located within walking distance to the community center & a large soccer field, and just minutes from Shane Homes YMCA plus a variety of shopping options. The main level boasts 9-foot ceilings and expansive windows that flood the space with natural light, creating a warm and inviting atmosphere. The open-concept kitchen features generous countertops, an eating bar, a dining area, stainless steel appliances for a sleek look, and a walk-through pantry for added convenience. The spacious great room includes a cozy gas fireplace, perfect for relaxing evenings. Rich hardwood flooring runs throughout both the main and second floors. Upstairs, a large bonus room with vaulted ceilings and stylish French doors provides the perfect space for a media room, play area, or home office. Three well-sized bedrooms include a primary suite complete with a 4-piece ensuite featuring a large soaker tub, separate shower, and walk-in closet. Step outside to a two-tiered, maintenance-free deck equipped with a hot tub and a built-in gas line for BBQs—ideal for outdoor entertaining. The double garage is finished with durable epoxy flooring and includes a 220V outlet, ready for your electric vehicle. This thoughtfully designed home offers comfort, style, and a prime location—an exceptional opportunity you won't want to miss.