



GRASSROOTS
REALTY GROUP

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14 Rockborough Park NW
Calgary, Alberta

MLS # A2226308



\$925,000

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,301 sq.ft.	Age:	2003 (22 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Environmental Reserve, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: N/A

(!!OPEN HOUSE!!- Saturday September 20th from 2-4pm)Welcome to Rocky Ridge! This beautiful 5-bed, 3.5-bath home offers over 2,300 sq. ft. of comfortable living. Fresh paint, maple hardwood floors, and elegant architectural lines create a warm, inviting atmosphere anchored by a cozy family-room fireplace. The kitchen features maple cabinetry a large island and a bright breakfast nook, while a versatile front flex room doubles as a formal dining area or home office. Upstairs, you'll find an open bonus room, 3 spacious bedrooms, and a primary retreat with a luxurious 5-piece ensuite. The professionally finished basement adds valuable living space with 2 additional bedrooms, a 3-piece bath, a recreation room, and ample storage. Outdoors, enjoy the large backyard—perfect for family and friends. Set in a peaceful location, this home also offers access to Rocky Ridge's many amenities: schools, parks, ponds, walking paths, sports courts, retail shops, dining, and the new YMCA. Commuting is a breeze with nearby access to the Tuscany/Rocky Ridge LRT, Stoney Trail, and Hwy 1A. A seamless blend of elegance, comfort, and functionality—ideal for families seeking both style and serenity.