



GRASSROOTS
REALTY GROUP

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**266 Rockborough Green NW
Calgary, Alberta**

MLS # A2236626



\$875,000

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,388 sq.ft.	Age:	2003 (22 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Irregular Lot, Landscaped, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
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)		
Inclusions:	Hood Fan, TV Mounts, Security System		

UNBELIEVABLE VALUE!! Full of personality and nearly 3,500 sq ft of beautifully updated living space, this 5-bedroom gem is nestled on a spacious pie-shaped lot in a quiet cul-de-sac in the highly desirable community of Rocky Ridge. It's the perfect combination of comfort, style, and room for your family to grow. Surrounded by mature trees and scenic walking trails, this home offers a peaceful, private setting that feels like country living—yet you're just minutes from all the amenities the city has to offer. The backyard is truly a retreat, complete with lush landscaping, a multi-level cedar deck, and the occasional flyover from ducks and birds heading to the nearby wetlands. Step into the grand foyer with its soaring 18-foot ceilings and be greeted by a bright, open-concept layout. Gorgeous hand-scraped maple hardwood flows throughout the main and upper levels, while the bedrooms are finished in soft, new carpet for maximum coziness. Recent updates include brand-new triple-pane windows and doors (2024), a three-stage furnace, hot water tank, and water softener—providing comfort and peace of mind for years to come. The heart of the home is the dream kitchen, outfitted with sleek Cambrian quartz countertops, upgraded stainless steel appliances, rich maple cabinetry, a functional prep island, and a walk-through pantry. The sunny breakfast nook opens directly to the backyard—perfect for morning coffee or weekend barbecues. The great room features a charming two-sided fireplace, and the main floor also includes a spacious laundry room and a stylish powder room. Upstairs, you'll find four generously sized bedrooms and a versatile loft area—ideal as a home office, play space, or quiet reading corner. The primary suite is a showstopper, featuring a spa-inspired ensuite with a micro-jet tub and a large walk-in closet.

Downstairs, the fully finished basement offers a fifth bedroom, an elegant granite wet bar, and flexible space for a home gym, media room, or game nights—plus plenty of extra storage. When it comes to location, it doesn't get much better. Just steps from the Rocky Ridge YMCA, top-rated schools, shopping, transit, and with quick access to Highway 1 and Stoney Trail, everything you need is right at your fingertips. And with the mountains just over an hour away, your next weekend adventure is always within reach. Warm, welcoming, and filled with thoughtful upgrades, this home truly offers the best of Rocky Ridge living. Come experience it for yourself—you're going to love it here.