



**GRASSROOTS**  
REALTY GROUP

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**266 Rockborough Green NW  
Calgary, Alberta**

**MLS # A2247947**



**\$875,000**

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

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

Tucked away in a quiet Rocky Ridge cul-de-sac, on a sun-kissed pie-shaped lot surrounded by mature trees, you'll find a home that feels like it was built for memory-making. Nearly 3,500 sq ft of beautifully updated living space blends comfort, elegance, and a touch of magic—ready for your family to grow into. From the moment you step inside the grand foyer, with its soaring 18-foot ceilings and warm hand-scraped maple hardwood, you can almost picture the milestones ahead—holiday dinners, birthday mornings, and the everyday bustle of family life. The heart of the home, the chef-inspired kitchen, is where it all begins. With sleek Cambrian quartz counters, rich maple cabinetry, upgraded stainless appliances, and a walk-through pantry so large it could be a secret passageway, it's a space made for Sunday pancake breakfasts and lively dinner parties. The breakfast nook spills effortlessly onto a multi-level cedar deck in the west-facing backyard—a true outdoor retreat. Imagine summer evenings here: the smell of the grill, kids playing on the grass, and the occasional flyover of ducks heading toward the wetlands. Upstairs, four generous bedrooms and a versatile loft provide quiet corners and cozy escapes. The primary suite is a sanctuary all its own—complete with a spa-inspired ensuite and a walk-in closet big enough to make organizing a joy. And yes, the upper linen closet is so large, it will make you the envy of every guest. Downstairs, the fully finished basement is a playground for all ages: a fifth bedroom for overnight visitors, a granite wet bar for hosting, and plenty of space for movie marathons, workouts, or game nights. Here, location is everything. Schools, the Rocky Ridge YMCA, shopping, the LRT, and quick highway access are all just minutes away. Weekends in the mountains are effortless, and every city

convenience is at your fingertips. More than just a house, this is a place where neighbors still wave hello, where sunsets linger in the backyard, and where every corner holds the promise of a beautiful chapter in your family's story. Welcome home.