

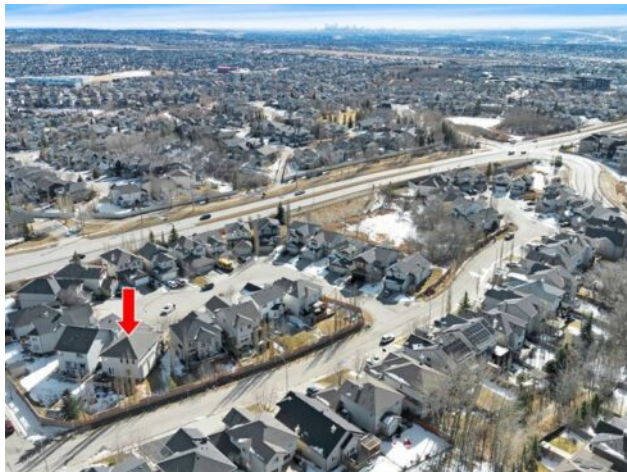


GRASSROOTS
REALTY GROUP

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

**266 Rockborough Green NW
Calgary, Alberta**

MLS # A2195671



\$949,900

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		

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!