

**266 Rockborough Green NW
Calgary, Alberta**

MLS # A2213455



\$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
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
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

The one you have been waiting for! With 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 sought-after Rocky Ridge—perfect for those seeking comfort, style, and room to grow. Surrounded by mature trees, scenic walking trails, and minimal traffic, the home offers peace and privacy with the feel of country living—all while being just minutes from city amenities. The tranquil backyard is a true escape, with lush landscaping, a multi-level cedar deck, and regular visits from birds and ducks flying overhead to the nearby wetlands. Step into the grand foyer with soaring 18-ft ceilings and take in the elegant open-concept layout. The main and upper levels feature hand-scraped maple hardwood floors, while the bedrooms are finished with plush updated carpeting for added comfort. Thoughtful upgrades throughout include brand-new triple-pane windows and doors (2024), a 3-stage furnace, hot water tank, and water softener for long-term peace of mind. The heart of the home—the kitchen—boasts stunning Cambrian quartz countertops, upgraded stainless steel appliances, maple cabinetry, a prep island, and a walk-through pantry. The bright breakfast nook opens to the backyard, making indoor-outdoor living seamless and enjoyable. The great room offers a cozy ambiance with its charming two-sided fireplace, while a spacious laundry room and stylish powder room complete the main level. Upstairs, you’ll find four generously sized bedrooms plus a versatile loft—ideal for a playroom, office, or lounge. The luxurious primary suite features a spa-inspired ensuite with micro-jet tub, and walk-in closet. The fully finished basement expands the living space with a fifth bedroom, a beautiful granite wet bar, and flexible zones for a gym, media area, or

recreation space—plus ample storage throughout. Ideally located just steps from the Rocky Ridge YMCA, schools, shops, and services, with quick access to Highway 1 and Stoney Trail. You’re also just over an hour from Banff and the majestic Canadian Rockies, making weekend getaways a breeze. This beautifully maintained and thoughtfully upgraded home truly has it all—space, serenity, and an unbeatable location. Don’t miss your opportunity to make it yours!