

**266 Rockborough Green NW  
Calgary, Alberta**

**MLS # A2218283**



**\$899,900**

<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>	-

**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

**\*\* Open House Sunday. June 8th from 11:30AM - 1:30PM! \*\*** This is the one you've been waiting for! Bursting with charm and nearly 3,500 sq ft of beautifully updated living space, this 5-bedroom treasure sits on a spacious pie-shaped lot in a quiet cul-de-sac in the highly desirable community of Rocky Ridge. It's the perfect blend of comfort, style, and room for your family to grow. Tucked away among 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 conveniences of the city! The tranquil backyard is a true retreat, featuring lush landscaping, a multi-level cedar deck, and frequent flyovers from birds and ducks on their way to the nearby wetlands. Step inside the grand foyer with soaring 18-ft ceilings and fall in love with the bright, open-concept design. The main and upper levels showcase gorgeous hand-scraped maple hardwood floors, while the cozy bedrooms are finished with plush new carpet. Thoughtful upgrades are found throughout, including brand-new triple-pane windows and doors (2024), a 3-stage furnace, hot water tank, and water softener—giving you peace of mind for years to come. The heart of the home is the dreamy kitchen, featuring stunning Cambrian quartz countertops, upgraded stainless steel appliances, rich maple cabinetry, a prep island, and a walk-through pantry. The sunny breakfast nook flows seamlessly to the backyard—perfect for enjoying your morning coffee or hosting weekend BBQs. 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 large bedrooms and a versatile loft space—ideal for a home office, play area, or cozy lounge. The show-stopping primary

suite includes a spa-inspired ensuite with micro-jet tub and a generous walk-in closet. Downstairs, the fully finished basement offers a fifth bedroom, a beautiful granite wet bar, and flexible areas for a gym, movie nights, or game time—plus plenty of storage. Location-wise, it doesn't get better: just steps from the Rocky Ridge YMCA, top-rated schools, shops, and transit, with easy access to Highway 1 and Stoney Trail. And with Banff and the Rockies just over an hour away, your next adventure is always within reach! This warm and welcoming home truly has it all—space, serenity, and an unbeatable location. Come see it today and fall in love!