

# \$899,900 - 266 Rockborough Green Nw, Calgary

MLS® #A2218283

**\$899,900**

5 Bedroom, 4.00 Bathroom, 2,388 sqft  
Residential on 0.13 Acres

Rocky Ridge, Calgary, Alberta

**\*\* Open House Saturday, May 17th & Sunday, May 18th both days from 2pm-4pm! \*\*** This is the one youâ€™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. Itâ€™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 livingâ€”yet youâ€™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 softenerâ€”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 backyardâ€”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, youâ€™ll find four large bedrooms and a versatile loft spaceâ€”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 timeâ€”plus plenty of storage.

Location-wise, it doesnâ€™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 allâ€”space, serenity, and an unbeatable location. Come see it today and fall in love!

Built in 2003

## Essential Information

MLS® #	A2218283
Price	\$899,900
Bedrooms	5

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,388
Acres	0.13
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	266 Rockborough Green Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5S9

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior 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)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Double Sided
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Irregular Lot, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 6th, 2025
Days on Market	11
Zoning	R-CG

**Listing Details**

Listing Office	RE/MAX Realty Professionals
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