

# \$875,000 - 266 Rockborough Green Nw, Calgary

MLS® #A2236626

**\$875,000**

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

Rocky Ridge, Calgary, Alberta

UNBELIEVABLE VALUE!! Full of personality and 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 the highly desirable community of Rocky Ridge. It's the perfect combination of comfort, style, and room for your family to grow.

Surrounded by 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 amenities the city has to offer. The backyard is truly a retreat, complete with lush landscaping, a multi-level cedar deck, and the occasional flyover from ducks and birds heading to the nearby wetlands.

Step into the grand foyer with its soaring 18-foot ceilings and be greeted by a bright, open-concept layout. Gorgeous hand-scraped maple hardwood flows throughout the main and upper levels, while the bedrooms are finished in soft, new carpet for maximum coziness. Recent updates include brand-new triple-pane windows and doors (2024), a three-stage furnace, hot water tank, and water softener providing comfort and peace of mind for years to come.

The heart of the home is the dream kitchen, outfitted with sleek Cambrian quartz countertops, upgraded stainless steel



appliances, rich maple cabinetry, a functional prep island, and a walk-through pantry. The sunny breakfast nook opens directly to the backyardâ€”perfect for morning coffee or weekend barbecues. The great room features a charming two-sided fireplace, and the main floor also includes a spacious laundry room and a stylish powder room.

Upstairs, youâ€™ll find four generously sized bedrooms and a versatile loft areaâ€”ideal as a home office, play space, or quiet reading corner. The primary suite is a showstopper, featuring a spa-inspired ensuite with a micro-jet tub and a large walk-in closet.

Downstairs, the fully finished basement offers a fifth bedroom, an elegant granite wet bar, and flexible space for a home gym, media room, or game nightsâ€”plus plenty of extra storage.

When it comes to location, it doesn't get much better. Just steps from the Rocky Ridge YMCA, top-rated schools, shopping, transit, and with quick access to Highway 1 and Stoney Trail, everything you need is right at your fingertips. And with the mountains just over an hour away, your next weekend adventure is always within reach.

Warm, welcoming, and filled with thoughtful upgrades, this home truly offers the best of Rocky Ridge living. Come experience it for yourselfâ€”youâ€™re going to love it here.

Built in 2003

## Essential Information

MLS® #	A2236626
Price	\$875,000
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, Microwave, Refrigerator, Washer
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
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Lot Description	Back Yard, Irregular Lot, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 4th, 2025
Days on Market	9
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
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