

\$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
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.