

# \$949,900 - 266 Rockborough Green Nw, Calgary

MLS® #A2213455

**\$949,900**

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

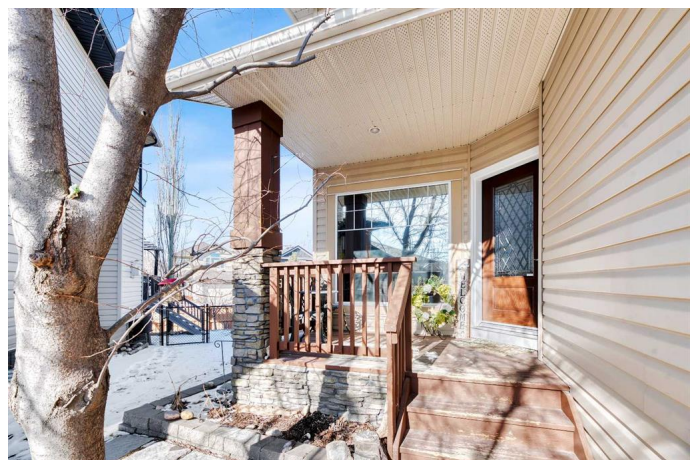
Rocky Ridge, Calgary, Alberta

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, youâ€™ll find four generously sized bedrooms plus a versatile loftâ€”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 spaceâ€”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. Youâ€™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 allâ€”space, serenity, and an unbeatable location. Donâ€™t miss your opportunity to make it yours!

Built in 2003

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2213455  |
| Price          | \$949,900 |
| 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        | Double Sided, Gas                                                                                                                                                                                        |
| 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    | April 21st, 2025 |
| Days on Market | 9                |
| Zoning         | R-CG             |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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