

# \$699,900 - 226 Rockborough Green Nw, Calgary

MLS® #A2219644

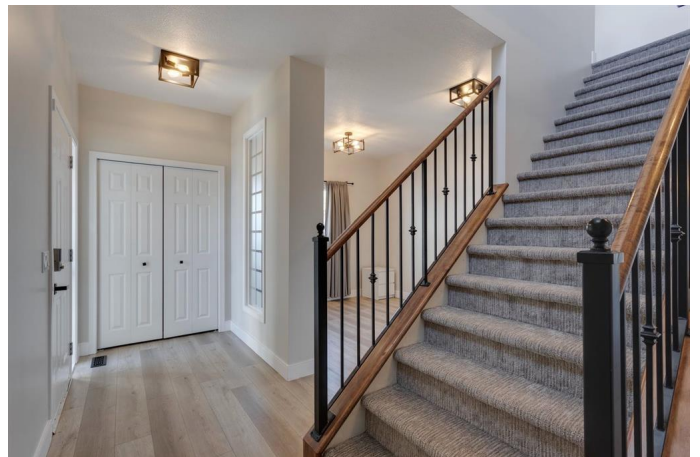
**\$699,900**

3 Bedroom, 3.00 Bathroom, 1,791 sqft

Residential on 0.10 Acres

Rocky Ridge, Calgary, Alberta

Nestled on a large pie-shaped lot in a quiet cul-de-sac, this is your chance to own in one of NW Calgary's premiere neighbourhoods. This 2-storey home is bright and airy and will impress instantly upon entering with its 9-foot ceilings, natural light, and hardwood flooring. This thoughtfully designed house maximizes the living space and offers a front den that can ideally function as a formal dining room or home office setup. The main living space is an open layout with a well appointed kitchen with warm rich cabinetry, corner pantry, and a centre island that overlooks the dining nook and living room complete with large picture window and corner gas fireplace. A 2pc bath and mudroom with laundry accesses the attached garage and completes the main level. New plush carpets lead up to your second level where you'll find a convenient bonus room, full bath, and 3 spacious bedrooms. The primary retreat showcases a deep walk-in closet and 4pc ensuite complete with separate tub and shower. The lower level offers a finished storage room while the remaining space is unspoiled and ready for your finishing touches. Plumbed for a bathroom and plenty of space for a rec room and fourth bedroom option. The large private backyard is fully fenced with no neighbours behind and is the perfect place to host friends and family. Ideally located with easy access to transit LRT, YMCA, schools, playgrounds and shopping centres. This is a perfect home for a family; come see it today!



Built in 2004

## Essential Information

MLS® #	A2219644
Price	\$699,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,791
Acres	0.10
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	226 Rockborough Green Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5S9

## Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

## Interior

Interior Features	Central Vacuum, Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Lighting, Private Yard, Rain Gutters
Lot Description	Corner Lot, Cul-De-Sac, Interior Lot, Lawn, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 12th, 2025
Days on Market	12
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX House of Real Estate
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