

780-897-4003

dj@djgolden.com

14 Rockborough Park NW Calgary, Alberta

MLS # A2226308



\$925,000

Division:	Rocky Ridge			
Type:	Residential/House			
Style:	2 Storey			
Size:	2,301 sq.ft.	Age:	2003 (22 yrs old)	_
Beds:	5	Baths:	3 full / 1 half	_
Garage:	Double Garage Attached			
Lot Size:	0.11 Acre			
Lot Feat:	Backs on to Park/Green Space, Environmental Reserve, No Neighbours B			

Heating: Water: Forced Air, Natural Gas Sewer: Floors: Carpet, Ceramic Tile, Hardwood Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Full **Exterior:** Zoning: Stone, Vinyl Siding, Wood Frame R-CG Foundation: Poured Concrete **Utilities:**

Inclusions:

Features:

N/A

High Ceilings

Welcome to Rocky Ridge! This beautiful 5-bed, 3.5-bath home offers over 2,300 sq. ft. of comfortable living. Fresh paint, maple hardwood floors, and elegant architectural lines create a warm, inviting atmosphere anchored by a cozy family-room fireplace. The kitchen features maple cabinetry a large island and a bright breakfast nook, while a versatile front flex room doubles as a formal dining area or home office. Upstairs, you' Il find an open bonus room, 3 spacious bedrooms, and a primary retreat with a luxurious 5-piece ensuite. The professionally finished basement adds valuable living space with 2 additional bedrooms, a 3-piece bath, a recreation room, and ample storage. Outdoors, enjoy the large backyard— perfect for family and friends. Set in a peaceful location, this home also offers access to Rocky Ridge's many amenities: schools, parks, ponds, walking paths, sports courts, retail shops, dining, and the new YMCA. Commuting is a breeze with nearby access to the Tuscany/Rocky Ridge LRT, Stoney Trail, and Hwy 1A. A seamless blend of elegance, comfort, and functionality— ideal for families seeking both style and serenity.