

\$725,000 - 110 Rockbluff Close Nw, Calgary

MLS® #A2092874

\$725,000

4 Bedroom, 4.00 Bathroom, 1,987 sqft

Residential on 0.11 Acres

Rocky Ridge, Calgary, Alberta

Welcome to your dream home in the highly sought-after community of Rocky Ridge, Calgary, where opportunities are as rare as the mountain views. Situated in a family-friendly neighborhood with low inventory, this 4-bedroom, 3.5-bathroom gem offers the perfect blend of beauty and practicality.

As you step through the front door, you're greeted by the elegance of sprawling ceilings and an open-concept design that seamlessly connects each living space. The main floor boasts a front sitting room, while the south-facing living room bathes in natural light, creating a warm and inviting atmosphere to gather with family and friends.

The heart of this home lies in its updated main floor featuring exquisite granite countertops and a convenient walk-through pantry. Entertain effortlessly in the spacious living room or take the celebration outdoors through the door to the 27' composite deck. With a south facing, pie-shaped yard this home invites you to enjoy stunning mountain views while you soak up the sun.

Upstairs, discover three generously sized bedrooms, each offering comfort and tranquility. The primary suite is a true retreat, complete with an ensuite featuring a double sink vanity, a large walk-in glass shower, and a jetted tub—your private oasis to unwind after a long day.



The walkout basement adds versatility to the property, featuring large windows that flood the space with natural light. A full bathroom and an additional bedroom make this area perfect for guests, a home office, or a recreation room. With direct access to the backyard, the basement seamlessly extends your living space.

Convenience is key with this property, as it is in close proximity to schools, parks, the LRT, and major freeways. Whether you're commuting to work or exploring the nearby mountains, this location provides easy access to all your daily needs.

Don't miss this rare opportunity to own a piece of Rocky Ridge paradise. Schedule your viewing today and make this stunning residence your forever home.

Built in 2002

Essential Information

MLS® #	A2092874
Price	\$725,000
Sold Price	\$742,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,987
Acres	0.11
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	110 Rockbluff Close Nw
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Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5B2

Amenities

Amenities	Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Brick, Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 10th, 2023
Date Sold	November 18th, 2023
Days on Market	8
Zoning	R-C1
HOA Fees	262.50
HOA Fees Freq.	ANN

Listing Details

Listing Office

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