



GRASSROOTS
REALTY GROUP

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149 Rockborough Green NW
Calgary, Alberta

MLS # A2339089



\$850,000

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,168 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulate		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, No Neighbours Be		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		
Inclusions:	N/A		

Most house hunting involves looking out a back window to see exactly what your neighbor is watching on TV. Your home at Rockborough Green politely declines that suburban staring contest. Instead of a typical fenced-in fishbowl, your backyard perimeter gives way to dense foliage, mature trees, and a quiet wetland. It is the rare kind of property that makes you entirely forget you live in a major city the second you drop your keys on the counter. Massive windows on all 3 levels and both a full width upper deck and lower patio take full advantage of the idyllic setting of this Stepper built home. Mornings here require zero caffeine-deprived problem-solving. The walk-through pantry acts as a direct tunnel from the garage mudroom to the kitchen, meaning you will never lug heavy grocery bags through the living room again. Durable real granite counters are fully prepared to handle the absolute chaos of Sunday meal prep. Upstairs, the bonus room easily absorbs the heavy audio of an action movie without interrupting the quiet dinner party happening on the main floor. The primary suite commands significant above-grade square footage, providing a massive upper retreat where your morning view is strictly a leafy canopy. Downstairs, the fully finished walkout level adds a substantial separate footprint that completely rewrites the script on basement living. Forget subterranean gloom. Huge rear windows pull the natural backdrop right inside, creating a sprawling secondary lounge that flows straight out into the yard. The sheer scale of the secondary bedrooms and the sprawling lower level act as an architectural blank check. With continuous hard surface flooring already handling the heavy foot traffic, you are looking at highly functional rooms that simply need your specific furniture plot. It is an impressive amount of highly usable space, waiting for your home office, a serious library, or a

dedicated guest wing. Having a wetland right off your back deck is a massive win, but the Rocky Ridge amenities completely seal the deal. A discrete gate on your back fence opens directly onto the trail, turning morning dog walks into a leafy stroll rather than a concrete chore. When the mood strikes, the massive Shane Homes YMCA, local tennis / pickleball courts are waiting just around the corner to handle your sudden athletic ambitions. Excellent local shopping keeps your weekly errand radius wonderfully small, and quick access to Crowchild, Stoney Tr or the Tuscany CTrain station ensures your commute stays highly predictable. Your spot by the water is waiting.