

\$725,000 - 113 Rockbluff Place Nw, Calgary

MLS® #A2269508

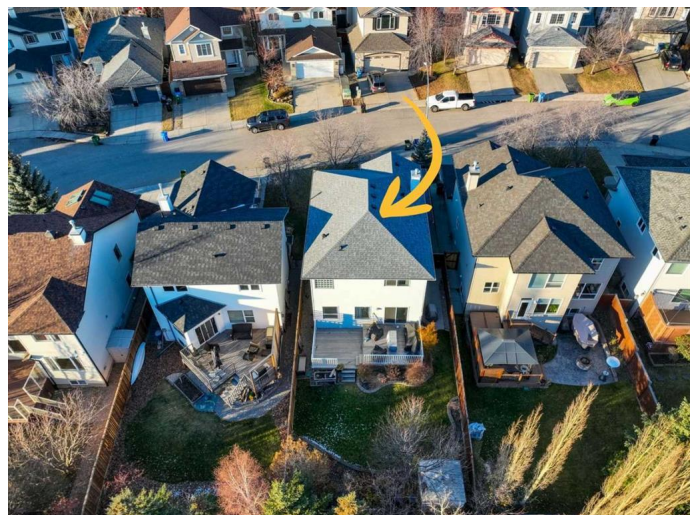
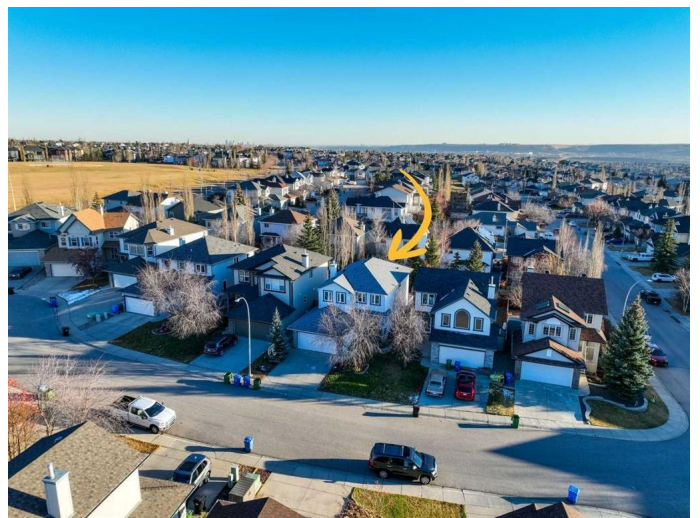
\$725,000

4 Bedroom, 4.00 Bathroom, 1,911 sqft

Residential on 0.10 Acres

Rocky Ridge, Calgary, Alberta

****Open House Saturday Nov 15, 12-3pm**** Welcome home to this charming, country-style family 2-storey in beautiful Rocky Ridge, where memories come alive and pride of ownership shines throughout. With over 2,700 sq.ft. of developed living space, this move-in ready home offers 3 bedrooms up + 1 down and is ready just in time for the holidays! The main level features easy-care laminate flooring throughout, a bright and functional chef's kitchen with breakfast bar island and corner pantry, and a cozy living room with gas fireplace – perfect for family gatherings. The dining area opens to a two-tiered south-facing deck, ideal for entertaining or relaxing on warm evenings. Upstairs, the spacious primary retreat easily fits a king bed and includes a spa-inspired ensuite with soaker tub, separate shower, and walk-in closet. Two additional bedrooms, a full 4-pc bath, upper laundry, and a flex/den space complete the level. The fully finished basement adds a 4th bedroom, 3-pc bath, and large recreation room for movie or game nights. This home comes equipped with air conditioning and underground sprinklers, along with numerous updates: new washer and dryer, new fridge, 4 newer windows, hot water tank (2020), roof (2019), and an updated deck. The beautifully landscaped south-facing backyard offers mature trees for privacy, while the front porch and tranquil pond feature create a peaceful spot for your morning coffee. Ideally located in family-friendly Rocky Ridge,



youâ€™re close to parks, playgrounds, top-rated schools, the Shane Homes YMCA, C-Train station, shopping, and restaurants. Enjoy an easy 30-minute commute to downtown or a quick weekend escape with the mountains less than an hour away. This is the Rocky Ridge family gem youâ€™ve been waiting for, full of charm, beautifully cared for, and ready to move in before Christmas! Call your favourite Realtor today and book your private showing.

Built in 2002

Essential Information

MLS® #	A2269508
Price	\$725,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,911
Acres	0.10
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	113 Rockbluff Place Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5B1

Amenities

Amenities	Other
Parking Spaces	2

Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Creek/River/Stream/Pond, Cul-De-Sac, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 7th, 2025
Days on Market	7
Zoning	R-CG
HOA Fees	263
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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