

# \$749,000 - 101 Rockbluff Place Nw, Calgary

MLS® #A2219071

**\$749,000**

3 Bedroom, 3.00 Bathroom, 2,021 sqft

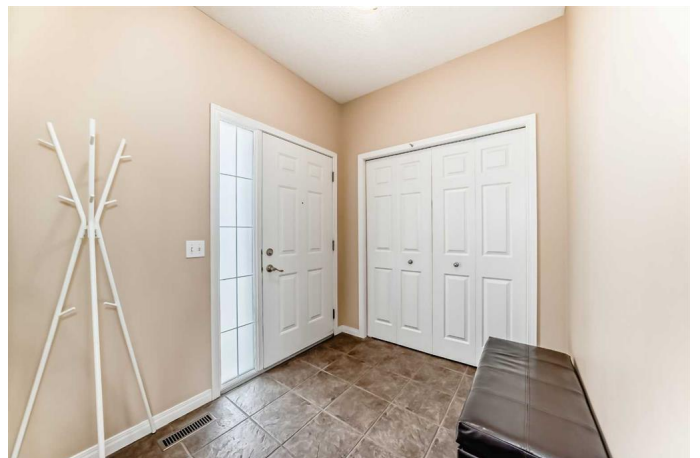
Residential on 0.10 Acres

Rocky Ridge, Calgary, Alberta

Welcome to this beautiful 2-storey home with a double attached garage, nestled in a quiet cul-de-sac and featuring a sunny south-facing backyard. Conveniently located within walking distance to the community center & a large soccer field, and just minutes from Shane Homes YMCA plus a variety of shopping options. The main level boasts 9-foot ceilings and expansive windows that flood the space with natural light, creating a warm and inviting atmosphere. The open-concept kitchen features generous countertops, an eating bar, a dining area, stainless steel appliances for a sleek look, and a walk-through pantry for added convenience. The spacious great room includes a cozy gas fireplace, perfect for relaxing evenings. Rich hardwood flooring runs throughout both the main and second floors. Upstairs, a large bonus room with vaulted ceilings and stylish French doors provides the perfect space for a media room, play area, or home office. Three well-sized bedrooms include a primary suite complete with a 4-piece ensuite featuring a large soaker tub, separate shower, and walk-in closet.

Step outside to a two-tiered, maintenance-free deck equipped with a hot tub and a built-in gas line for BBQs—ideal for outdoor entertaining. The double garage is finished with durable epoxy flooring and includes a 220V outlet, ready for your electric vehicle.

This thoughtfully designed home offers comfort, style, and a prime location—an exceptional opportunity you won't want to



miss.

Built in 2002

### Essential Information

MLS® #	A2219071
Price	\$749,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,021
Acres	0.10
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	101 Rockbluff Place Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5B1

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, 220 Volt Wiring
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	Cul-De-Sac, Landscaped, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 7th, 2025
Days on Market	55
Zoning	R-CG
HOA Fees	263
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Grand Realty
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