

\$759,000 - 101 Rockbluff Place Nw, Calgary

MLS® #A2219071

\$759,000

3 Bedroom, 3.00 Bathroom, 2,021 sqft

Residential on 0.10 Acres

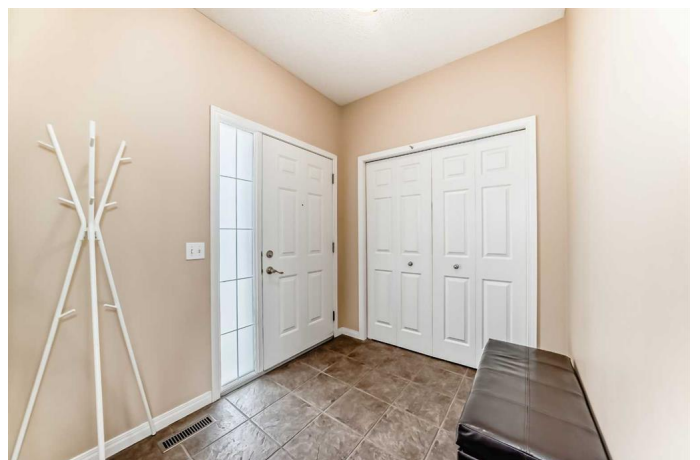
Rocky Ridge, Calgary, Alberta

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 | \$759,000 |
| 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, Window Coverings, Water Softener |
| 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 | 6 |
| Zoning | R-CG |
| HOA Fees | 263 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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