

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

MLS® #A2219071

**\$749,000**

3 Bedroom, 3.00 Bathroom, 2,021 sqft

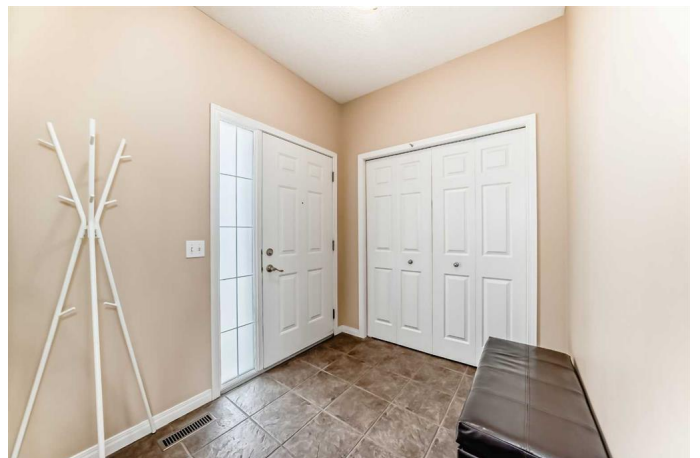
Residential on 0.10 Acres

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 | 56            |
| Zoning         | R-CG          |
| HOA Fees       | 263           |
| HOA Fees Freq. | ANN           |

## Listing Details

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

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