

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

MLS® #A2219071

**\$749,000**

3 Bedroom, 3.00 Bathroom, 2,021 sqft

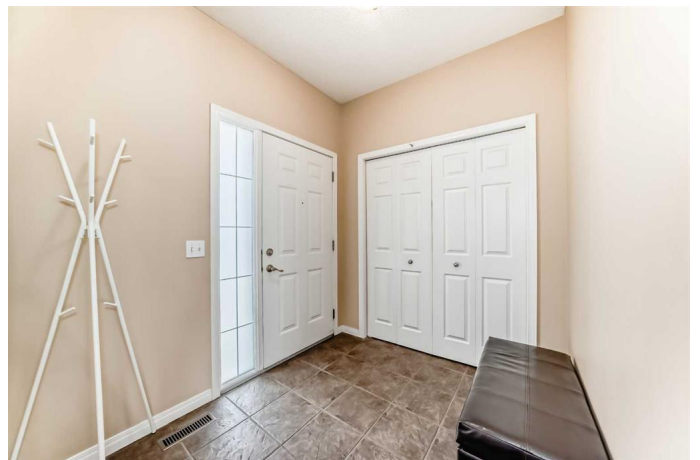
Residential on 0.10 Acres

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	220 Volt Wiring, Double Garage Attached
# 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	43
Zoning	R-CG
HOA Fees	263
HOA Fees Freq.	ANN

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.