# \$749,900 - 121 Rockbluff Place Nw, Calgary

MLS® #A2236735

## \$749,900

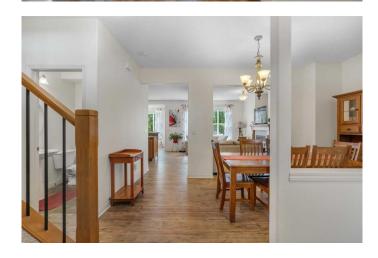
4 Bedroom, 4.00 Bathroom, 1,956 sqft Residential on 0.11 Acres

Rocky Ridge, Calgary, Alberta

Welcome to 121 Rockbluff Place NW. Nestled on a beautifully landscaped corner lot in a quiet, family-friendly cul-de-sac, this stunning home offers exceptional value, thoughtful upgrades, and a functional layout designed for modern living. From the moment you arrive, you'II be greeted by mature landscaping and inviting front curb appeal. The south-facing backyard is a true highlight, boasting a full-size deck complete with a BBQ gas lineâ€"perfect for summer entertaining or quiet evenings at home. Step inside to discover new luxury vinyl plank flooring throughout the main level, adding both style and durability. The bright and airy great room features a cozy fireplace, while the adjacent flex space can serve as a formal dining area or a convenient open-concept office. Upstairs, you'II find a generous bonus room with vaulted ceilings and skylights, ideal for family movie nights or a home studio. The primary retreat features a spacious bedroom and a beautifully updated ensuite with dual vanities, a soaker tub, and a separate shower. Two additional well-sized bedrooms and a 4-piece bath complete the upper level, making it perfect for growing families. The basement is fully finished and offers excellent versatility with a fourth bedroom, a 3-piece bathroom, and a large recreation room complete with a wet barâ€"ideal for entertaining, a teen retreat, or guest accommodations. There's also ample storage space to keep your home organized and clutter-free. Additional features include







newer carpet (2019) on the upper level, hot water tank upgrade (2024), newer roof (5 years ago) with a 50-year warranty, main floor laundry, upgraded window coverings (2020), and 9' high ceilings with knock-down texture. Located in one of Calgary's safest and most desirable communities, you'II enjoy access to the Shane Homes YMCA at Rocky Ridge, top-rated schools, convenient public transit, and an abundance of green space and walking paths. Plus, it's a quick trip to the mountainsâ€"ideal for weekend adventures.

#### Built in 2002

# **Essential Information**

MLS® # A2236735 Price \$749,900

Bedrooms 4
Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,956 Acres 0.11 Year Built 2002

Type Residential Sub-Type Detached

Style 2 Storey
Status Active

# **Community Information**

Address 121 Rockbluff Place Nw

Subdivision Rocky Ridge

City Calgary
County Calgary
Province Alberta
Postal Code T3G 5B1

#### **Amenities**

Amenities Clubhouse

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

## Interior

Interior Features Breakfast Bar, Closet Organizers, Crown Molding, Double Vanity, High

Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Wet

Bar, Skylight(s), Soaking Tub, Vaulted Ceiling(s)

Appliances Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood,

Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full

## **Exterior**

Exterior Features BBQ gas line

Lot Description Back Yard, Landscaped, Level, Corner Lot, Many Trees

Roof Asphalt Shingle
Construction Brick, Vinyl Siding
Foundation Poured Concrete

### **Additional Information**

Date Listed July 4th, 2025

Days on Market 120
Zoning R-CG
HOA Fees 263
HOA Fees Freq. ANN

# **Listing Details**

Listing Office RE/MAX First

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.