

# \$764,900 - 121 Rockbluff Place Nw, Calgary

MLS® #A2236735

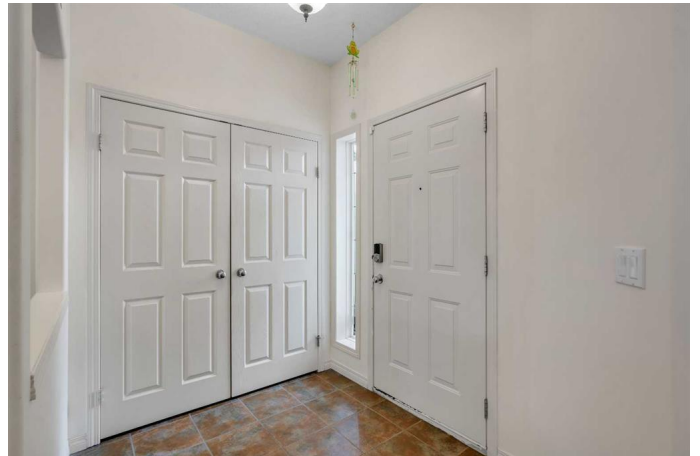
**\$764,900**

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, youâ€™™ll 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, youâ€™™ll 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'll 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 mountains—ideal for weekend adventures.

Built in 2002

**Essential Information**

MLS® #	A2236735
Price	\$764,900
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
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Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Crown Molding, Skylight(s), Wet Bar
Appliances	Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings, Gas Stove
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, Many Trees, Corner Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 4th, 2025
Days on Market	69
Zoning	R-CG
HOA Fees	263
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX First
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