

# \$699,900 - 5 Rockbluff Place Nw, Calgary

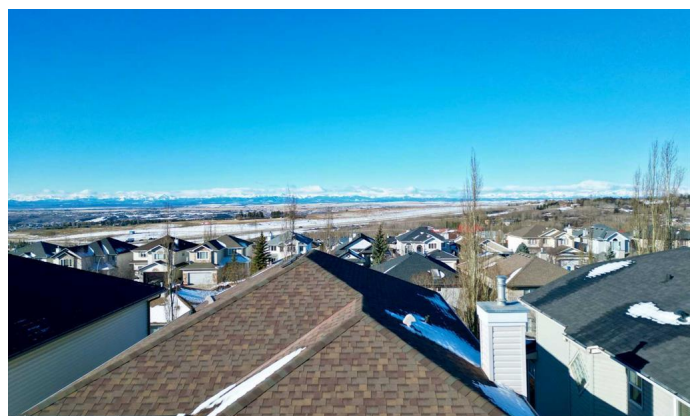
MLS® #A2201160

**\$699,900**

3 Bedroom, 4.00 Bathroom, 1,545 sqft  
Residential on 0.10 Acres

Rocky Ridge, Calgary, Alberta

Nestled in the heart of Rocky Ridge, this inviting family home offers the perfect blend of comfort and versatility—along with breathtaking mountain views. With a fenced backyard, lush lawn, and a lower-level patio, the outdoor space is perfect for kids to play, pets to roam, or quiet evenings enjoying the outdoors. Step into a bright, open-concept main floor that centers around a beautifully appointed kitchen, complete with stainless steel appliances, a corner pantry, and easy access to the back deck where you can enjoy morning coffee against a stunning mountain backdrop. The adjacent eating nook seamlessly connects to the kitchen and living room, making it the heart of the home for family meals and casual entertaining. The living room boasts soaring ceilings open to above, expansive windows that frame the mountains, and a cozy fireplace with a tile surround and classic wooden mantle. A great sized office space that could be transformed to a formal dining room or play area and 2pc powder room with laundry space complete this main floor living area. Upstairs, the primary retreat houses a 5-piece ensuite featuring a double vanity, corner soaking tub, stand-alone shower, and private water closet. A secondary spacious bedroom, an additional 4-piece bathroom, and a flex room—ideal as a home office, reading nook, or play area—complete the upper level. Downstairs, the walkout basement offers an illegal suite with its own exterior entrance—perfect for extended family



or rental potential. It includes a full kitchen, bright living room with another fireplace, generous windows for ample natural light, a 4-piece bathroom, and a comfortable bedroom. This Rocky Ridge gem combines everyday functionality with mountain charm, offering room to grow and the flexibility to make it your own.

Built in 2001

### **Essential Information**

MLS® #	A2201160
Price	\$699,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,545
Acres	0.10
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	5 Rockbluff Place Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5B1

### **Amenities**

Amenities	Clubhouse, Park, Playground, Recreation Facilities
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Double Vanity, High Ceilings, Pantry, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Lawn, Rectangular Lot, Close to Clubhouse
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 13th, 2025
Days on Market	1
Zoning	R-CG
HOA Fees	263
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX First
----------------	--------------

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.