

121 Rockbluff Place NW  
Calgary, Alberta

MLS # A2236735



**\$819,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Rocky Ridge  |               |                   |
| <b>Type:</b>     | Residential/House                                    |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 1,956 sq.ft.   | <b>Age:</b>   | 2002 (23 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                               |               |                   |
| <b>Lot Size:</b> | 0.11 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Corner Lot, Landscaped, Level, Many Trees |               |                   |

|                    |                           |                   |      |
|--------------------|---------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle           | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full            | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Vinyl Siding       | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete           | <b>Utilities:</b> | -    |

**Features:** Breakfast Bar, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

**Inclusions:** Extra fridge in basement, shed in back yard, shelving in garage, storage shelves in basement bathroom, shower bars, TV wall mount, book shelf in family room hall, and storage shelves in furnace room.

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'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 line—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'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 bar—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.