

\$925,000 - 74 Rockborough Park Nw, Calgary

MLS® #A2262821

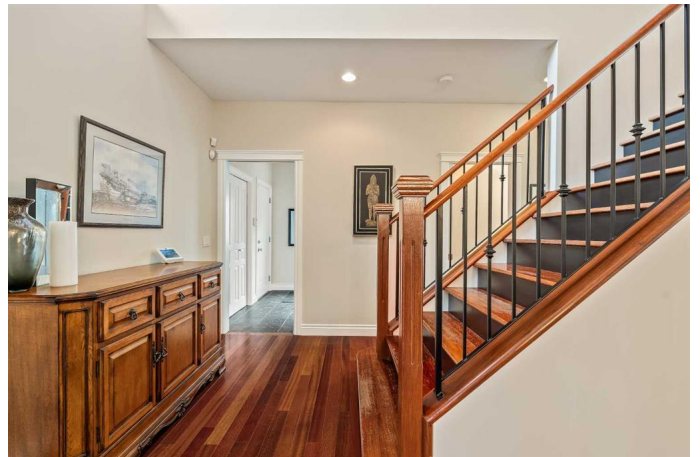
\$925,000

3 Bedroom, 3.00 Bathroom, 2,408 sqft

Residential on 0.15 Acres

Rocky Ridge, Calgary, Alberta

Welcome to 74 Rockborough Park NW â€” a beautifully crafted custom home perfectly positioned on a quiet street and backing onto a tranquil treed reserve, offering unmatched privacy and a true connection to nature. From the moment you arrive, the homeâ€™s timeless curb appeal and thoughtful design are evident. Inside, gleaming hardwood floors, 9-foot ceilings, and expansive windows create an open, inviting atmosphere filled with natural light. The living room features a cozy gas fireplace framed by mature greenery outside, while the adjoining kitchen impresses with stunning black granite countertops, stainless steel appliances, a massive island ideal for entertaining, and a walk-through pantry that adds both style and convenience. A separate formal dining room provides the perfect space for hosting family dinners or celebrations. Upstairs, the primary suite is a true retreat â€” generously proportioned with its own gas fireplace, a comfortable sitting area, and hardwood floors that add warmth and sophistication. The spa-inspired ensuite features dual vanities, a deep soaker tub, and a large walk-in shower with dual showerheads, complemented by an expansive walk-in closet. Two additional bedrooms, a full bathroom, laundry room, and a bright lofted den with built-ins complete the upper level, offering the ideal mix of comfort and functionality for family living. The west-facing backyard is a private sanctuary surrounded by mature trees â€” a perfect space for outdoor dining, kids playing,



or simply relaxing in the peaceful setting. The freshly painted interior adds a clean, modern feel throughout, while an oversized double garage and central A/C provide year-round comfort and convenience. The unfinished basement offers endless possibilities for future development, with space for additional bedrooms, a recreation room, or home gym. Set in one of Rocky Ridge’s most desirable locations, this home is steps from walking trails, parks, and the award-winning Rocky Ridge YMCA, with easy access to major routes and transit. Combining elegance, comfort, and a rare sense of privacy, this exceptional property embodies the best of Northwest Calgary living.

Built in 2004

Essential Information

MLS® #	A2262821
Price	\$925,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,408
Acres	0.15
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	74 Rockborough Park Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3G 5T1

Amenities

Parking Spaces 4
Parking Double Garage Attached, Insulated, Oversized
of Garages 2

Interior

Interior Features Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Crown Molding
Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating Forced Air, Natural Gas
Cooling Central Air
Fireplace Yes
of Fireplaces 2
Fireplaces Gas, Living Room, Master Bedroom
Has Basement Yes
Basement Full, Partially Finished

Exterior

Exterior Features Private Yard
Lot Description Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped, Lawn, Many Trees, No Neighbours Behind, Private, Views, Wooded, Underground Sprinklers
Roof Asphalt Shingle
Construction Stone, Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed October 10th, 2025
Days on Market 6
Zoning R-CG

Listing Details

Listing Office eXp Realty

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