

# \$899,900 - 177 Rockbluff Close Nw, Calgary

MLS® #A2216950

**\$899,900**

5 Bedroom, 4.00 Bathroom, 2,314 sqft

Residential on 0.10 Acres

Rocky Ridge, Calgary, Alberta

Open House Cancelled MOUNTAIN VIEWS!! Extensively upgraded home offering 3,300 sqft of Air Conditioned Luxury! There are 4 bedrooms on second level 1 more in the fully finished walk-out+ 3 full baths. The Foyer is spacious and inviting with soaring ceiling and big closet, Next the recently Installed Kitchen is a chefs delight with ample Cabinets and beautiful Quartz counters, full pantry, Newer High-end Stainless Steel appliances. The breakfast nook is spacious with garden doors to a spectacular newer composite wood deck. The Great room is spacious with a gas fireplace and big windows. The elegant dining room is large enough to seat the whole family in comfort. The den is separated from the living area by a wall of glass. The Newer Composite wood Deck is equipped with a gas line for Bar-B-Q and a Full length power retracting awning to give shade while relaxing in warm summer evenings. The upper level features Gorgeous owners retreat with Breath taking view of the mountains. The recently up-dated En-suite features Double sinks, quartz counters, Separate shower, Deep Soaker tub, and Heated floor. Of course a massive walk-in closet. The other 3 beds on this floor are all large with big closets, the 4 piece bath has also been recently updated, rounding out the upper floor is the laundry room with plenty of storage and newer washer dryer. The lower level was professionally developed by permit featuring a King-size bedroom, a 4 piece bath, and fabulous



rec-room with dry-bar, gas fireplace, plenty of room to relax on game night or even add a pool table. The lower level walks-out to a patio and spacious backyard that is fenced and private. In addition a storage room with ample shelving is on this lower floor. The garage is insulated and fully finished, shelving on the walls has been added for extra storage. This gorgeous home has been gently lived in and is in pristine condition, some of the recent upgrades include Newer High-E furnace, Central Air Conditioning, Tankless Hot water on demand, Newer shingles, Newer composite deck, Power awning that is full length and width of the deck, All newer appliances, Newer hardwood floors, and all baths were recently updated. Nothing more to do except enjoy your new home. If that isn't enough the neighbors are very nice, friendly, and helpful. This Great home checks all the boxes. Don't delay call your favorite Realtor today.

Built in 2000

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2216950    |
| Price          | \$899,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,314       |
| Acres          | 0.10        |
| Year Built     | 2000        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|         |                        |
|---------|------------------------|
| Address | 177 Rockbluff Close Nw |
|---------|------------------------|

|             |             |
|-------------|-------------|
| Subdivision | Rocky Ridge |
| City        | Calgary     |
| County      | Calgary     |
| Province    | Alberta     |
| Postal Code | T3G5A9      |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Playground, Recreation Facilities                     |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached, Garage Door Opener, Insulated |
| # of Garages   | 2   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, Kitchen Island, Quartz Counters, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Dry Bar                              |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer/Dryer, Water Softener, Window Coverings |
| Heating           | High Efficiency, Forced Air, Natural Gas  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 2   |
| Fireplaces        | Gas, Mantle, Blower Fan, Great Room, Recreation Room  |
| Has Basement      | Yes   |
| Basement          | Full, Walk-Out  |

### **Exterior**

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | BBQ gas line, Awning(s)         |
| Lot Description   | Back Yard, Landscaped           |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 7th, 2025 |
| Days on Market | 2             |
| Zoning         | R-CG          |
| HOA Fees       | 263           |

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             First Place Realty

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