

# \$724,900 - 23 Rockyspring Green Nw, Calgary

MLS® #A2256937

**\$724,900**

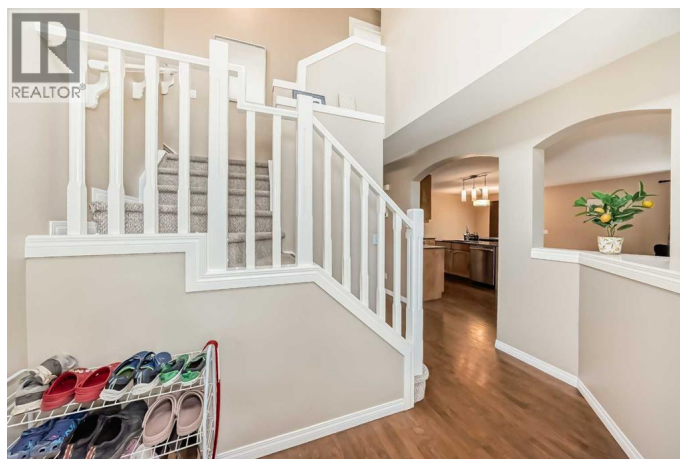
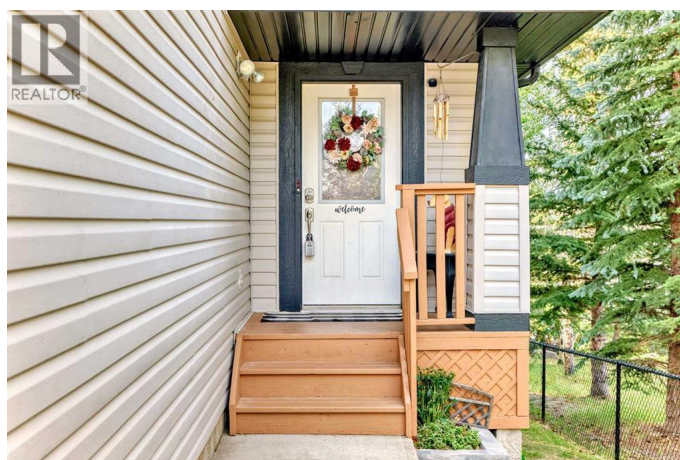
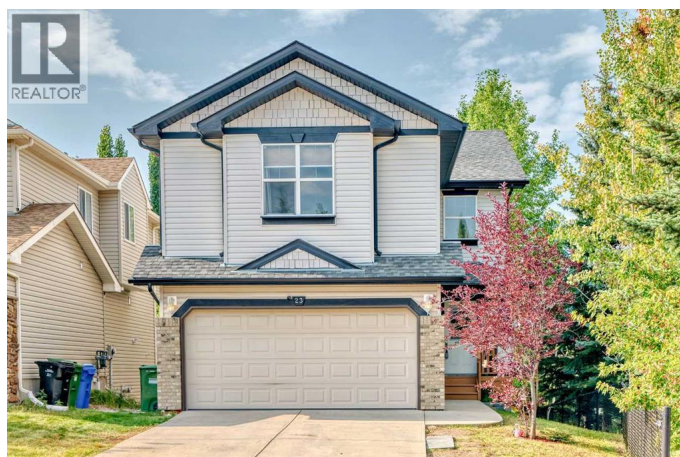
3 Bedroom, 4.00 Bathroom, 1,890 sqft

Single Family on 0.09 Acres

Rocky Ridge, Calgary, Alberta

**OPEN HOUSE ! SAT OCT 11th btwn 1-3pm !**

This gorgeous 3 bed, 4 bath executive home is located on a quiet cul-de-sac in the family friendly community of Rocky Ridge and comes with a fully finished walk-out basement. The main level consists of an open plan with gleaming hardwood floors, high ceilings and large windows that bring in tons of natural sunlight. The kitchen is a Chef's delight offering upgraded S/S appliances, custom cabinets, a corner pantry plus granite counter-tops and a large center island that overlooks the huge living room with a cozy gas fireplace. Completing the main level is a 2pc bath, laundry area plus a good sized dining room that grants access to a large South facing deck overlooking the private backyard with a park beside. Upstairs you will find a huge bonus room and office in the front part of the home. The Master retreat comes with a walk-in closet, 4pc ensuite with a jacuzzi tub plus mountain views. Two additional bedrooms and another 4pc bath complete the upper level. The walkout basement is fully finished offering an oversized family room, 2pc bath, extra storage space plus slider doors leading to a lovely patio with a firepit. Additional bonuses include FULL access to the Rocky Ridge Ranch Homeowners Association which offers year round activities such as Tennis/Basketball Courts, Playground, Splash Pool, Lake/Boat Rentals plus a Skating Rink and Snow Clearing in the Winter. This home is located close to schools, parks, the YMCA,



major shopping/restaurants, City transit and easy access to main roadways. (id:6289)

Built in 2005

**Essential Information**

Listing #	A2256937
Price	\$724,900
Bedrooms	3
Bathrooms	4.00
Half Baths	2
Square Footage	1,890
Acres	0.09
Year Built	2005
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	23 Rockyspring Green Nw
Subdivision	Rocky Ridge
City	Calgary
Province	Alberta
Postal Code	T3G6A3

**Amenities**

Amenities	Park, Playground, Schools, Shopping
Features	Cul-de-sac, No Smoking Home
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

**Interior**

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Hood Fan, Window Coverings, Garage door opener
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Has Basement	Yes
Basement	Separate entrance, Walk out

## Exterior

Exterior	Brick, Vinyl siding
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office	2% Realty
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