

# \$785,000 - 49 Rockyspring Point Nw, Calgary

MLS® #A2080202

**\$785,000**

5 Bedroom, 4.00 Bathroom, 2,308 sqft

Residential on 0.10 Acres

Rocky Ridge, Calgary, Alberta

**WALKOUT BASEMENT | BASEMENT SUITE WITH SEPARATE ENTRANCE | 5 BEDROOMS** | Introducing 49 Rockyspring Point NW, an inviting property in the sought after Rocky Ridge community. This charming family residence seamlessly marries style, comfort and breathtaking views. Poised on a West-facing lot, with majestic mountain views, this fully finished two storey walkout home has lots to offer. This home has been thoughtfully upgraded throughout (i.e. newer appliances, flooring, new deck railing and more). Pride of ownership is apparent throughout! Located close to scenic walking paths, parks, playgrounds, shopping (Co-Op) and public transit (nearest bus stop is steps away), this location has it all.

Step inside, and you'll be greeted by an inviting, modern and bright open floor plan. The main floor boasts a spacious kitchen open to the family / great room. This home's thoughtful design seamlessly merges functionality with great design. On the second level, you'll discover three bedrooms, including a master suite with ample closet space and a 4-piece ensuite bathroom and large bonus room. The fully finished lower walkout level has new carpeting and paint! It boasts two more spacious bedrooms, a convenient 4 piece bathroom, an expansive rec room. The large windows and high ceilings ensure the space is bathed in natural light, fostering a comfortable and inviting atmosphere for a multitude of



activities. A separate walkout entrance, a second stove in the kitchenette and an additional washer/dryer, make it an enticing investment opportunity for rental income. Outside, the backyard has been professionally landscaped with a beautiful lower patio surrounded by flowers and shrubs and neighbours on one side only! Whether you're hosting a barbecue on the deck or simply unwinding on the patio, you'll enjoy the beauty of the surroundings. Don't miss out on this exceptional chance to acquire a home that harmoniously combines the beauty of its natural surroundings with the benefits of a prime location

Built in 2006

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2080202    |
| Price          | \$785,000   |
| Sold Price     | \$764,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,308       |
| Acres          | 0.10        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 49 Rockyspring Point Nw |
| Subdivision | Rocky Ridge             |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |

Postal Code T3G6A1

### Amenities

Amenities Clubhouse, Recreation Facilities, Recreation Room

Parking Spaces 2

Parking Double Garage Attached

### Interior

Interior Features No Smoking Home, Open Floorplan, Pantry, Separate Entrance

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Family Room, Gas

Has Basement Yes

Basement Separate/Exterior Entry, Finished, Walk-Out

### Exterior

Exterior Features Garden

Lot Description Backs on to Park/Green Space, Cul-De-Sac, Garden, No Neighbours Behind, Landscaped

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed September 15th, 2023

Date Sold November 9th, 2023

Days on Market 55

Zoning R-C1

HOA Fees 262.50

HOA Fees Freq. ANN

### Listing Details

Listing Office ROYAL LEPAGE BENCHMARK

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