

\$999,888 - 17 Rockyspring Point Nw, Calgary

MLS® #A2114076

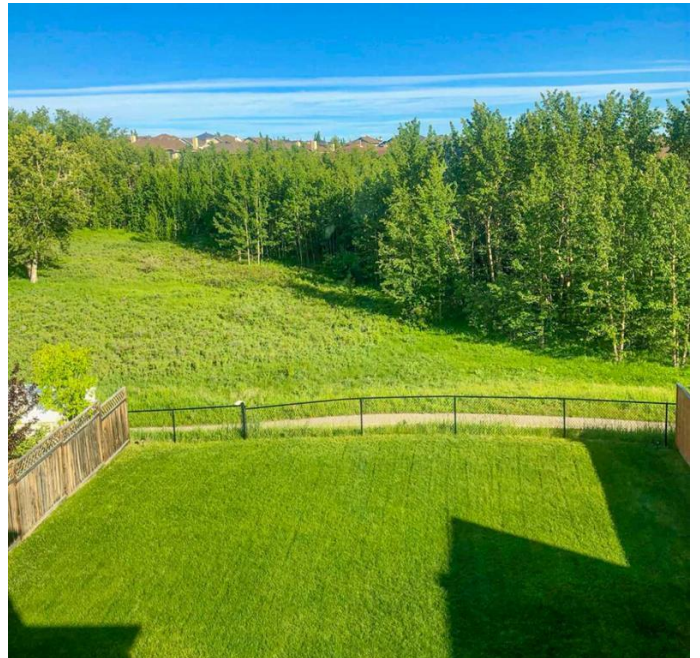
\$999,888

4 Bedroom, 4.00 Bathroom, 2,317 sqft

Residential on 0.15 Acres

Rocky Ridge, Calgary, Alberta

Rocky Ridge welcomes you to this newly renovated home! Backing onto a forest-like green belt and walking path with ravine views, the spacious floorplan offers over 3400 sq ft of fully developed living space. Recent updates include new paint throughout, new carpet, new hardwood, new light fixtures in the main floor, and a guest washroom re-design. The double attached garage developed with new drywall and paint.. The combination of features like maple hardwood flooring, gorgeous architectural lines, designer lighting, and a cozy fireplace in the family room, creates a warm and inviting atmosphere. A kitchen equipped with maple cabinets, granite counters, and stainless steel appliances, along with a breakfast nook, and a front flex room gives you the option to use as a formal dining room if you love entertaining. The layout with a front office on the main level and an open flex room on the second floor offers flexibility for various needs. Three bedrooms up including your primary bedroom with a luxurious 5 pc ensuite, and let's not forget the ravine views - what a luxurious touch! The professionally finished walkout basement adds even more living space and functionality to the home, with a 4th bedroom, 3 pc bath, rec room, den, and lots of additional storage. This property boasts a sturdy, spacious concrete pad in the backyard, perfectly suited for installing a hot tub. It's been thoughtfully prepared with all the necessary electrical wiring and connections, ensuring a hassle-free



setup for your outdoor relaxation oasis. Warm neutral tones throughout accentuated by the rich wood tones, creates the perfect canvas for any style of décor. The highlight, though, is the serene location situated on a pie lot, backing onto greenspace with numerous trees feels like your very own urban forest. That means not only privacy but also beautiful views and perhaps a peaceful retreat from the hustle and bustle of everyday life. Rocky Ridge is an established community with schools, retail stores, dining options, and various amenities for residents, including ponds, walking paths, parks, sports courts, and a new YMCA. The Tuscan/Rocky Ridge LRT station is easily accessible, as is Stoney Trail and Hwy 1A for weekend getaways. Embodying a lifestyle that merges elegance with comfort, creating a home where you and your family can truly live your best life.

Built in 2005

Essential Information

MLS® #	A2114076
Price	\$999,888
Sold Price	\$980,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,317
Acres	0.15
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	17 Rockyspring Point Nw
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Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 6A1

Amenities

Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	High Ceilings
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, Environmental Reserve, No Neighbours Behind, Pie Shaped Lot, Private
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 15th, 2024
Date Sold	April 2nd, 2024
Days on Market	18
Zoning	R-C1
HOA Fees	0.00
HOA Fees Freq.	ANN

Listing Details

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