

\$869,000 - 218 Rockyspring Circle Nw, Calgary

MLS® #A2140863

\$869,000

5 Bedroom, 4.00 Bathroom, 2,272 sqft
Residential on 0.10 Acres

Rocky Ridge, Calgary, Alberta

FULLY DEVELOPED 2 Storey with Walkout BACKING ONTO THE BEAUTY OF THE SPECTACULAR ROCKY RIDGE COULEE. This is a year round home to some very amazing wildlife! Main floor open concept with ceramic tile flooring. The kitchen features a large entertainment island with a raised breakfast bar, natural maple cabinetry, complimentary glass tile backsplash, and a stainless appliance package. The walk-in pantry and additional utility closet offer extra storage for your kitchen equipment and gubbins! The 2-storey high ceiling over the living room creates a look and feeling of vast space and the huge windows allow all that southern sun to create this bright and open popular living area. with the gas fireplace w/mantle. Kitchen walks out to a BEAUTIFUL south facing deck with gas outlet for barbeque, making this a great spot for your morning coffee or entertaining while barbequing year round! Upstairs features a large primary bedroom with a dreamy walk-in closet and a lovely spa ensuite with a stand alone shower and jacuzzi/soaker tub. Two other bedrooms share an additional 4-piece bath. The adjacent loft is perfect to watch the late-night news, or a great location for a couple of extra work stations for the students in the home. The walkout basement has plentiful storage along with a spacious family room and the gas fireplace makes this extra cozy. Two good size bedrooms one of which looks out to the gorgeous greenspace make this developed



down the coveted space for the teens or students in the family. A lovely 4-piece bath completes the space. The family room offers the "walk out" to the amazing backyard and patio including the sounds and views of the serene and often active coulee/greenspace.. Oh - and BTW, 24 hours a day - you breathe fresh mountain air, so you sleep like a baby at night....this beautiful home is only two traffic lights and 45 minutes to the magnificence of the mountains and 8 minutes from grocery, medical, gyms and restaurants . The Rocky Ridge Home Owners Association offers paddle-boating, tennis, and a great facility for special events. Book your showing today!
OPEN HOUSE CANCELLED.

Built in 2005

Essential Information

MLS® #	A2140863
Price	\$869,000
Sold Price	\$880,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,272
Acres	0.10
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	218 Rockyspring Circle Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3G 6A3

Amenities

Amenities	Racquet Courts, Recreation Facilities
Parking Spaces	2
Parking	Double Garage Detached, Front Drive, Garage Door Opener, Garage Faces Front

Interior

Interior Features	Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Soaking Tub, Vinyl Windows, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Family Room, Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Backs on to Park/Green Space, Environmental Reserve, Front Yard, No Neighbours Behind, Landscaped, Treed, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 14th, 2024
Date Sold	June 15th, 2024
Days on Market	1
Zoning	R-C1
HOA Fees	262.50
HOA Fees Freq.	ANN

Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.