

\$875,000 - 98 Rockyspring Circle Nw, Calgary

MLS® #A2141236

\$875,000

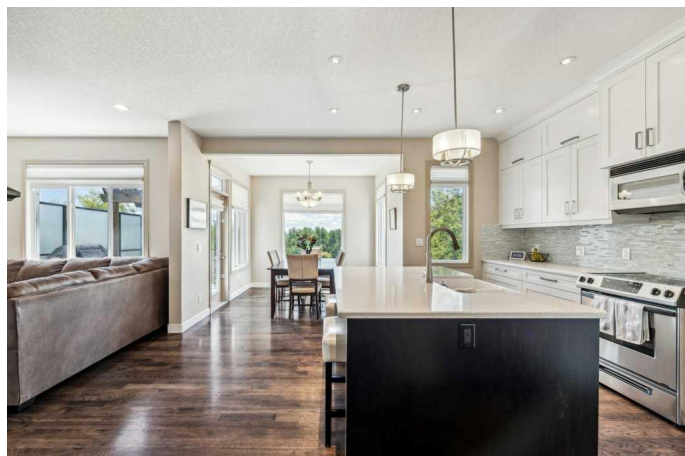
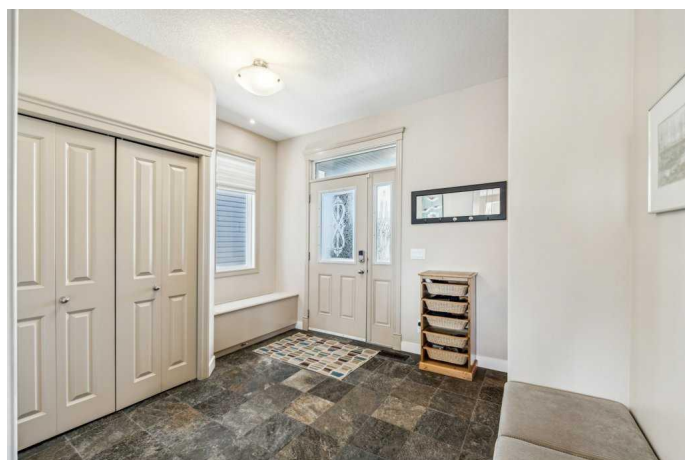
4 Bedroom, 4.00 Bathroom, 1,981 sqft

Residential on 0.09 Acres

Rocky Ridge, Calgary, Alberta

Open house Saturday, June 15th 1-4PM

This stunning home with mountain views, a finished walkout basement and upgrades galore is extremely well maintained, exceptionally clean, move-in ready and shows 10/10! Painted in fresh neutral hues with many outstanding updates adding both style and function. The well thought out, open concept floor plan is bathed in seemingly endless natural light and kept cool by central air conditioning. Gorgeously updated, the kitchen is sure to inspire culinary adventures featuring a plethora of full-height cabinets, stone countertops, stainless steel appliances, an apron sink and a large centre island with seating to casually gather around. Encased in windows that showcase the backyard and views of the mountains, the dining room is a tranquil backdrop to your family meals and entertaining. Enjoy carefree weekend barbeques and peaceful morning coffees on the private, pergola covered upper deck. Put your feet up and relax in the beautifully styled living room in front of the gas fireplace while an entire wall of built-ins houses your TV, media storage and display items. The well laid out floor plan offers a powder room privately tucked away from the main living spaces, giving privacy where needed. Soaring vaulted ceilings and extra windows adorn the upper level bonus room for a bright and airy space to enjoy some downtime. French doors lead to the primary bedroom with mountain views, a large walk-in closet and a private ensuite



boasting a deep soaker tub. Two additional bedrooms, a handy den for work or study and another 4-piece bathroom complete this level. Come together in the finished walkout basement for movies, games and play plus there's still space for a home gym! A 4th guest bedroom and a stylish bathroom are also on this level. Walk out to the covered patio built for unwinding in the shade while the kids and pets play in the sunny SW-facing yard. The oversized double attached garage is insulated and drywalled. Here are other features that might interest you: 9ft ceilings with knockdown on the main, custom built-ins, renovated kitchen, radon mitigation, grand front entrance, A/C and recently renovated kitchen. Located on a quiet street within walking distance to schools, transit, extensive pathways, and great amenities including Co-op. The community is home to several beautiful parks/playgrounds including the Rocky Ridge Park with ice skating in winter and a splash park in the summer. Nothing to do, but move in. Simply a phenomenon home chocked full of upgrades in an unsurpassable location!

Built in 2005

Essential Information

MLS® #	A2141236
Price	\$875,000
Sold Price	\$865,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,981
Acres	0.09
Year Built	2005
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	98 Rockyspring Circle Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5Y8

Amenities

Amenities	Park, Playground, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Insulated

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Lighting, Private Yard, Storage
Lot Description	Back Yard, Lawn, Landscaped, Many Trees, Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 14th, 2024
Date Sold	June 29th, 2024
Days on Market	15
Zoning	R-C1
HOA Fees	250.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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