

\$529,900 - 380 Rockyspring Grove Nw, Calgary

MLS® #A2143531

\$529,900

3 Bedroom, 3.00 Bathroom, 1,645 sqft

Residential on 0.07 Acres

Rocky Ridge, Calgary, Alberta

Welcome to Highpointe Estates! Located in the popular community of Rocky Ridge. This beautiful three bedroom walkout duplex townhome is backing directly onto a treed ravine! It boasts 2,180 square feet of developed living space with two and half baths and a fully developed walk out basement. The spacious open-concept layout boasts high ceilings, hardwood flooring, neutral paint colors, windows galore and central air conditioning. You will not be disappointed as the kitchen offers beautiful upgraded maple cabinets, tile backsplash, pantry, eat up bar. The dining area leads access to the rear covered patio with room for patio furniture and BBQ. Enjoy this rare covered patio in any weather; only a few units have this luxury! The main floor is completed by the living room with a modern fireplace mantel with storage and an updated two piece bath. Upstairs you will find the primary bedroom retreat with an oversized room, walk in closet and four piece ensuite. The central bonus room is a great flex room and can fit a wide range of uses. The two kids' rooms are at the back of the home and share a four piece bath. The fully developed walkout basement is an open family with a bar, lots of storage access to another covered patio leading to the treed ravine. There is an attached two car garage with driveway for extra parking. The unbeatable location is surrounded by natural ravine and walking paths and minutes away from the state of the art Rocky Ridge YMCA and provides incredibly



easy access to Canada's Beautiful Rocky Mountains. Book your showing and come on buy!

Built in 2006

Essential Information

MLS® #	A2143531
Price	\$529,900
Sold Price	\$520,650
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,645
Acres	0.07
Year Built	2006
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	380 Rockyspring Grove Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 0A8

Amenities

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bar, Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows
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Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Rain Gutters
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaped, Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 21st, 2024
Date Sold	July 6th, 2024
Days on Market	15
Zoning	R-C2
HOA Fees	262.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX House of Real Estate
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