

\$858,800 - 1 Rockyspring Hill Nw, Calgary

MLS® #A2146209

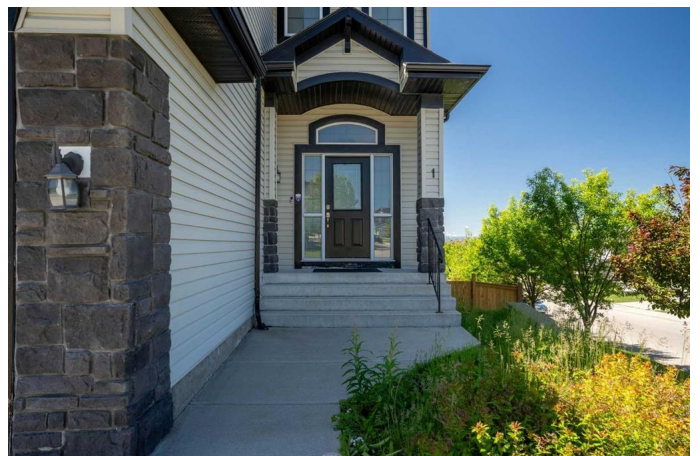
\$858,800

4 Bedroom, 4.00 Bathroom, 2,061 sqft

Residential on 0.12 Acres

Rocky Ridge, Calgary, Alberta

Welcome to this newly renovated walkout finished home with gorgeous mountain views, south-west facing backyard and tons of curb appeal on a CORNER LOT without sidewalk in Rocky Ridge, no need to worry about snow removing in winter time. When opening the door, you are immediately impressed with the spacious entrance, railing stairs, 9'™ ceilings, new thorough plank flooring, newly painted walls, and open concept layout with abundance of windows to get magnificent views in your eyes. The newly renovated roomy chef's dream kitchen features a big center island with quartz waterfall and seating for four, full ceiling height cabinets, walk through pantry, quartz countertops, new SS appliances, Gas stove, and a touchless control FOTILE wall mount range hood. The dining area is in a spacious nook and can easily accommodate a larger table to enjoy with family and friends in holiday time, and a French door leading to the Deck to enjoy the views in the summertime. The living room offers extra two side windows and a cozy gas fireplace. You will enjoy the spectacular mountain views when you rest on the sofa on any clear days. The upstairs provides a south-west facing primary bedroom with large windows to take in the beautiful mountain views, a walk-in closet, and a spa-like 4-piece En-Suite with new cabinets and quartz countertop, another two bedrooms, a family upgraded 4-piece bathroom, a huge bonus room and a built-in workstation in the hallway.



The walkout basement is newly fully finished and never occupied with a closet with newer LG front loading washer & dryer, a full bathroom, a large south-west facing bedroom, a nice living room with a brand-new kitchen and a sunny eating nook with French door leading to a big patio to enjoy the peaceful backyard with wood fenced. The home is close to shopping, Bus Stops and LRT, dozens of walking paths, green spaces, Rocky Ridge community center and Shane Homes YMCA; and easy access to major commuting routes such as Crowchild Trail and Stoney Trail to U of C, Downtown and National Parks etc. Photos taken in 2022. Call now for your own viewing!

Built in 2004

Essential Information

MLS® #	A2146209
Price	\$858,800
Sold Price	\$855,800
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,061
Acres	0.12
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1 Rockyspring Hill Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3G 5Z7

Amenities

Amenities	Clubhouse, Playground
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Double Vanity, French Door, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, See Remarks, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Corner Lot, Front Yard, Landscaped, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 3rd, 2024
Date Sold	August 2nd, 2024
Days on Market	30
Zoning	R-C1
HOA Fees	262.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	Homecare Realty Ltd.
----------------	----------------------

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.