

\$525,000 - 332 Rockyspring Grove Nw, Calgary

MLS® #A2157589

\$525,000

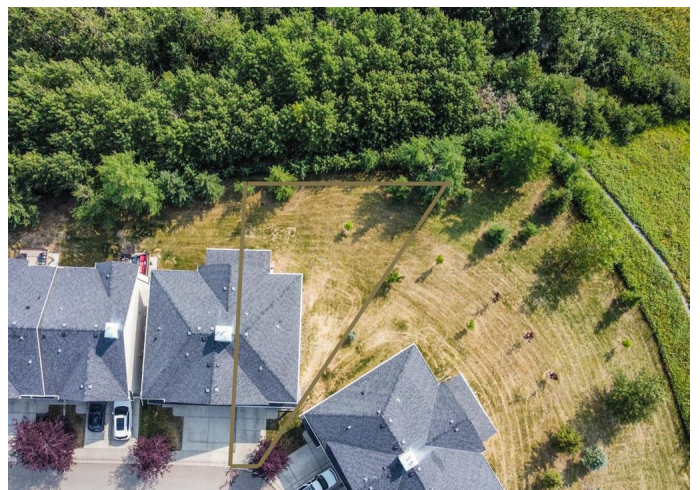
4 Bedroom, 4.00 Bathroom, 1,304 sqft

Residential on 0.08 Acres

Rocky Ridge, Calgary, Alberta

Discover townhouse 332 at High Pointe Estates in Rocky Ridge; a stunningly renovated walkout home backing onto the ravine where your only neighbours to the back are the local wildlife. Here are 5 things we love about this home (and weâ€™re sure you will too):

1. A FULL-SIZED HOME: As homes trend smaller & smaller across the city, townhouse 332 is a breath of fresh air! Offering 1754SqFt of developed space over 3 levels, 3 + 1 beds/3.5 baths & an abundance of storage, this is a home made for living. The kitchen is truly the heart of this home featuring a gorgeous renovation with quartz counters, domed pendant lighting and showstopping matte green backsplash; the perfect contrast to the kitchenâ€™s on-trend white + gold finishings. The living room easily accommodates your furnishings while an angled, 2-sided gas fireplace separates the living & dining spaces. The upper balcony becomes an extension of your living space in the warmer months. Upstairs, find 3, well proportioned beds + laundry. The king-size primary is perfectly equipped with renovated 3-piece ensuite & walk-in closet while the two other beds share the also updated 4-piece main bath. The developed, walkout basement has been smartly designed with not only a ton of storage space but a good-sized 4th bed, 3-piece bath & rec room opening onto your private lower patio.
2. MORE THAN YOU EXPECT: From the outside townhouse 332 looks like many other homes found in



Northwest Calgary; well maintained with beautiful trees & greenspaces but all in all fairly reserved. However, step inside and thatâ€™s anything but the case. From 9â€™ ceilings + hardwood floors to oversize windows to take in the ravine views and letâ€™s not forget the gorgeous kitchen renovation, updated bathrooms, king-size primary suite & fully developed walkout basement.

3. THE BEST LOCATION IN THE COMPLEX: If you love being outdoors and are looking for the convenience of a townhouse this is the home for you; Uniquely situated on a pie-shaped, bareland lot backing onto the ravine & designed with privacy in mind with no sightlines to your patio or upper deck from neighbouring homes.

4. A COMMUNITY SURROUNDED BY NATURE: When people think Northwest Calgary living Rocky Ridge is one of the first neighbourhoods that comes to mind with its rolling hills, ravines, walking paths & mature, lush landscapes. If the mountains are calling, youâ€™re less than an hour to Kananaskis, an hour to Canmore & under 90 minutes to Banff. As a Rocky Ridge resident, you are also a part of the Rocky Ridge Ranch HOA with tennis courts, splash pad, boat rentals & family activities hosted throughout the year.

5. A WELL-MAINTAINED, WELL-RUN COMPLEX: High Pointe Estates is an 86-unit townhouse development built by Trico Homes & completed in 2006. Residents enjoy an ideal Rocky Ridge location with ravine on two sides of the complex. You are walking distance to Rocky Ridge Shopping Centre with Co-Op groceries/gas/liquor, dentist, veterinary clinic, fast food + more

Built in 2006

Essential Information

MLS® #	A2157589
Price	\$525,000

Sold Price	\$525,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,304
Acres	0.08
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	332 Rockyspring Grove Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 0A8

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Off Street, Single Garage Attached

Interior

Interior Features	Breakfast Bar, French Door, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Lighting, Private Entrance
Lot Description	Backs on to Park/Green Space, Corner Lot, Lawn, No Neighbours Behind, Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 16th, 2024
Date Sold	August 28th, 2024
Days on Market	12
Zoning	R-C2
HOA Fees	263.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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