

\$669,000 - 306 Rockyspring Circle Nw, Calgary

MLS® #A2161951

\$669,000

3 Bedroom, 3.00 Bathroom, 1,778 sqft

Residential on 0.11 Acres

Rocky Ridge, Calgary, Alberta

PRICE REDUCED BY 20K-DON'T MISS OUT.

Welcome to this stunning 2-story home nestled in the highly desirable Rocky Ridge community. Filled with natural light from large windows, this home boasts beautiful hardwood floors throughout the main level. The kitchen features classic cabinetry, a central island, and a roomy pantry, all enhanced by modern stainless steel appliances. The open-concept layout flows seamlessly into the dining room and the spacious Living room, where a cozy gas fireplace creates the ideal setting for gatherings with family and friends. The main floor also offers a convenient laundry area and a half bathroom. Upstairs, a generous bonus/family room provides a versatile space for entertainment or study. The master bedroom is a true retreat, complete with a luxurious 4-piece ensuite and a large walk-in closet, while two additional bedrooms share a well-appointed 4-piece bathroom. The basement is a blank canvas, waiting for your vision to create additional living spaces. Step outside and enjoy the spacious backyard, complete with a large deck perfect for outdoor entertaining and relaxation. Several planting boxes are ready for your green thumb. The attached double garage provides your cars with protection from the cold during the winter. This home is also conveniently located near the iconic YMCA and other amenities.

Schedule a showing today and discover the charm of this beautiful home!



Built in 2005

Essential Information

MLS® #	A2161951
Price	\$669,000
Sold Price	\$653,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,778
Acres	0.11
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	306 Rockyspring Circle Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 6A2

Amenities

Amenities	Park
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener

Interior

Interior Features	Bathroom Rough-in, Kitchen Island
Appliances	Dishwasher, Dryer, Electric Oven, Electric Range, Microwave, Refrigerator, Washer

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 3rd, 2024
Date Sold	October 1st, 2024
Days on Market	28
Zoning	R-C1
HOA Fees	262.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	Homecare Realty Ltd.
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