

# \$499,900 - 60 Rockyspring Grove Nw, Calgary

MLS® #A2166045

**\$499,900**

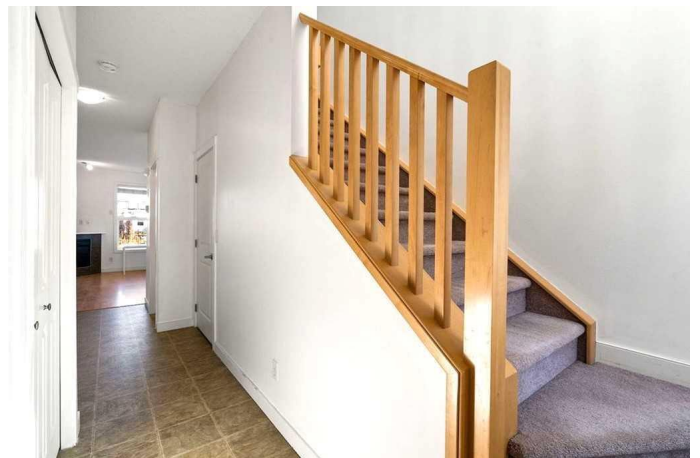
3 Bedroom, 3.00 Bathroom, 1,436 sqft

Residential on 0.05 Acres

Rocky Ridge, Calgary, Alberta

Rare!!! Rare!!! Rare!!!

Welcome to this fully developed 3 bedrooms, 2.5 bathrooms, semi-detached and front attached garage townhouse with a walkout basement and backing onto Green Views! This townhouse offers ample of space for you and your family. Once enter from the main level, the welcome area will lead you through the hallway to a gorgeous open concept floor where the kitchen featuring with pantry and cabinets will offer you enough storage space. Adjacent to the kitchen, dining nook provides the beautiful ravine view and also private access to your newly updated deck, where you can do BBQ and all-day relaxation while looking over the green space. You will also notice a very large and cozy family room connecting to the kitchen and dining area with a big bright window and high ceiling. Walk up on the stairs, a huge loft platform that would make a great rumpus or office area. The great size primary bedroom comes with walk-in closet and an en-suite 4pc bathroom. The second and third bedroom are also in good size with full-size closets and awesome green views. Down to the partially finished walk-out basement, it is widely opening for your family activities, and also ready for your creative ideas to add extra square footage yielding almost over 1900 sqft of living space in total! This spacious townhouse in North West, which is a rare find with front attached garage, walk-out basement and backing onto a view!!! Also, Rocky Ridge is one of the most



popular communities located on North West of  
Calgary, Shopping Center, Shane Homes  
YMCA, LRT, Schools are all nearby.

Built in 2006

### Essential Information

MLS® #	A2166045
Price	\$499,900
Sold Price	\$490,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,436
Acres	0.05
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey, Side by Side
Status	Sold

### Community Information

Address	60 Rockyspring Grove Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 0B1

### Amenities

Amenities	Other
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood,

	Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Partially Finished, Walk-Out

## Exterior

Exterior Features	Balcony, Other, Playground, Private Entrance
Lot Description	Greenbelt, No Neighbours Behind, Landscaped, Other
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	September 15th, 2024
Date Sold	October 7th, 2024
Days on Market	22
Zoning	R-C2
HOA Fees	263.00
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Homecare Realty Ltd.
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