

\$469,900 - 264 Rockyspring Grove Nw, Calgary

MLS® #A2172124

\$469,900

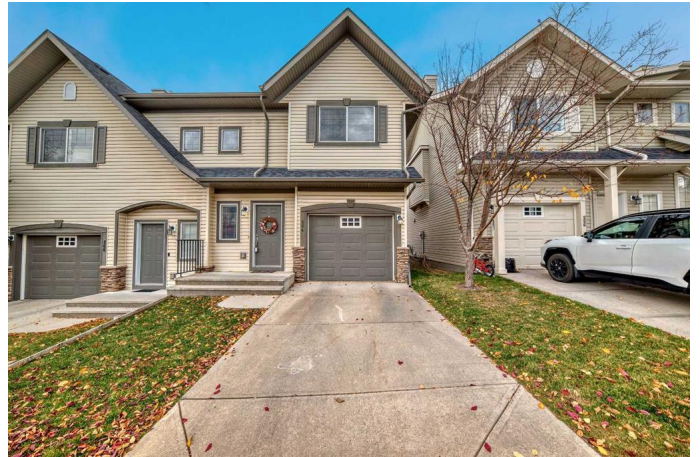
2 Bedroom, 3.00 Bathroom, 1,428 sqft

Residential on 0.05 Acres

Rocky Ridge, Calgary, Alberta

UPDATED IN 2020 | HARDWOOD
FLOORING THROUGHOUT | AIR
CONDITIONED | ATTACHED GARAGE |

Welcome to this fabulous semi detached home which was thoughtfully updated in 2020 and ready to impress. From the moment you step inside, you'll be greeted by elegant paint tones and practical design features, such as the built-in storage bench and generous coat closet at the entrance. The rich, dark hardwood floors flow seamlessly throughout the entire unit, adding warmth and sophistication to every room. The inviting living room offers plenty of space for large furniture and showcases a cozy gas fireplace, perfect for chilly evenings. A large window floods the room with natural light, and the open-concept layout connects the living room effortlessly to the kitchen and dining area—ideal for entertaining or everyday living. The kitchen is a dream, fully equipped with an abundance of cabinetry, sleek stainless steel appliances, a convenient pantry, and a spacious island adorned with pendant lighting. The adjoining dining area comfortably accommodates a large table, and a second large window enhances the bright and airy feel. Step outside onto your newly refinished deck, featuring durable composite decking, where you can enjoy outdoor dining or relaxing in your private space. Completing the main level is a beautifully updated 2-piece bath, perfectly placed for guests. Upstairs, you'll find two expansive bedrooms, separated by a spacious



landing with a laundry closet and ample linen storage. The master suite is truly a retreat, boasting a walk-in closet complete with a large mirror and custom organizers. The luxurious 5-piece ensuite bathroom features a separate shower, a deep soaker tub, a large window, and a dual vanity for ultimate comfort. The second bedroom is equally impressive, with its own walk-in closet, large window, and a private 4-piece ensuite bathroom offering privacy and convenience for guests or family members. There are privacy and also blackout shades. The basement is framed, wired, and illuminated with LED lighting, providing endless possibilities for future development—whether you envision a home gym, office, or additional living space. Additional perks include an attached garage that is fully drywalled and finished, making it perfect for storage or parking. The home's prime location, with no neighboring units behind, offers serene westward views from the master bedroom, where you can take in the stunning mountain vistas and, on clear nights, witness the enchanting northern lights. This beautifully updated townhome combines style, comfort, and function, making it the perfect place to call home. Don't miss the opportunity to make it yours!

Built in 2006

Essential Information

MLS® #	A2172124
Price	\$469,900
Sold Price	\$457,500
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,428
Acres	0.05

Year Built	2006
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	264 Rockyspring Grove Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 0A9

Amenities

Amenities	None
Parking Spaces	2
Parking	Driveway, Single Garage Attached

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Kitchen Island, Laminate Counters, No Smoking Home, Storage, Vinyl Windows, Breakfast Bar, Chandelier, Central Vacuum, Soaking Tub
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Central Air Conditioner
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Level
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete



Additional Information

Date Listed	October 16th, 2024
Date Sold	December 5th, 2024
Days on Market	49
Zoning	R-CG
HOA Fees	265.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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