



23 ROCKYSPRING Rise, Calgary T3G 5Z9

MLS®#: **A2155997** Area: **Rocky Ridge** Listing **08/09/24** List Price: **\$799,000**
 Status: **Active** County: **Calgary** Change: **-\$20k, 16-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2004** Abv Sqft: **2,046**
 Lot Information Low Sqft:
 Lot Sz Ar: **4,348 sqft** Ttl Sqft: **2,046**
 Lot Shape:

DOM

41
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Interior Lot,Reverse Pie Shaped Lot,Landscaped**
 Park Feat: **Double Garage Attached,Garage Door Opener**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard,Storage**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Laminate,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,French Door,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`11" x 11`11"	Kitchen	Main	15`0" x 14`2"
Dining Room	Main	11`0" x 8`1"	Laundry	Main	8`7" x 8`6"
2pc Bathroom	Main	5`0" x 4`8"	Bonus Room	Upper	19`0" x 13`6"
Bedroom - Primary	Upper	14`8" x 14`3"	Bedroom	Upper	11`4" x 8`11"
Bedroom	Upper	10`0" x 8`11"	4pc Ensuite bath	Upper	13`3" x 10`11"
4pc Bathroom	Upper	8`1" x 4`11"	Great Room	Basement	10`6" x 7`4"
Bedroom	Basement	11`6" x 11`0"	Bedroom	Basement	11`10" x 10`3"

3pc Bathroom

Basement

8`1" x 6`9"

Furnace/Utility Room
Legal/Tax/Financial

Basement

10`11" x 9`0"

Title:
Fee Simple
Legal Desc:

0412892

Zoning:
R-C1

Remarks

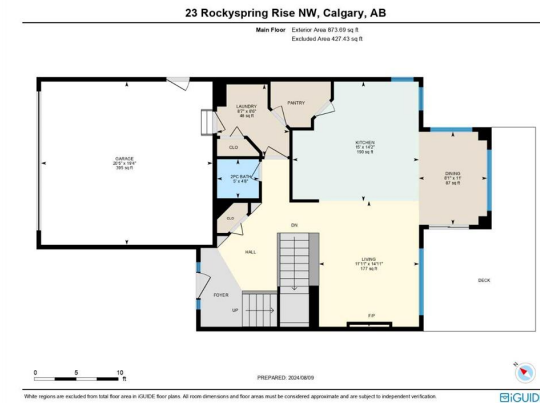
Pub Rmks:

Welcome to this fantastic walkout finished home with 5 bedrooms, gorgeous mountain views, and south-west facing backyard in Rocky Ridge. When opening the door, you are immediately impressed with the spacious entrance, railing stairs, 9' ceilings, and open concept layout with abundance of windows to get bunch of sunlight. The roomy chef's dream kitchen features a nice island with rise counter, walk through pantry, quartz countertops, and SS appliances. 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 manicured backyard in the summertime. The living room offers extra two side windows and a cozy gas fireplace. 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, another two good size bedrooms, a family 4-piece bathroom, a huge bonus room and a built-in workstation in the hallway. The walkout basement is fully finished with a full bathroom, two south-west facing bedrooms, and a nice sunny seating nook with French door leading to a big patio to enjoy the peaceful backyard with wood fenced and a nice-sized shed for additional storage. 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.

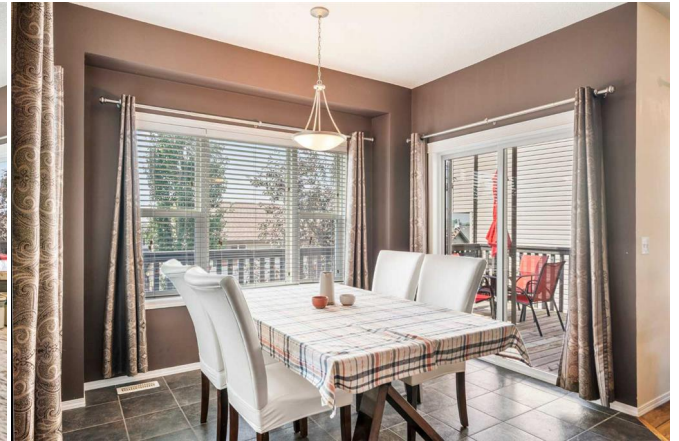
Inclusions:
Property Listed By:

**Storage Shed in Backyard
Homecare Realty Ltd.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







23 Rockspring Rise NW, Calgary, AB

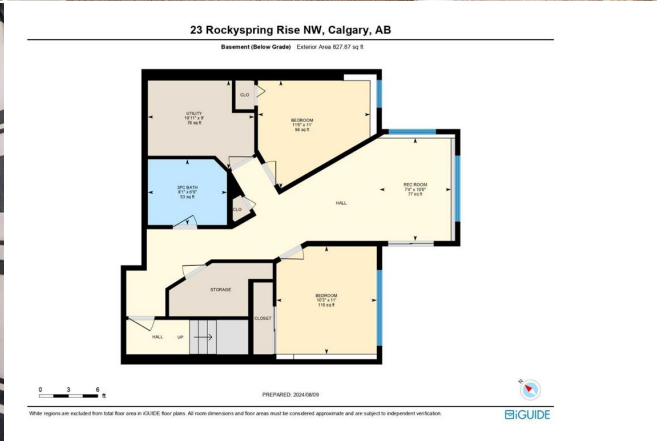
2nd Floor
 Colours Area 113.28 sq ft
 Excluded Area 60.55 sq ft

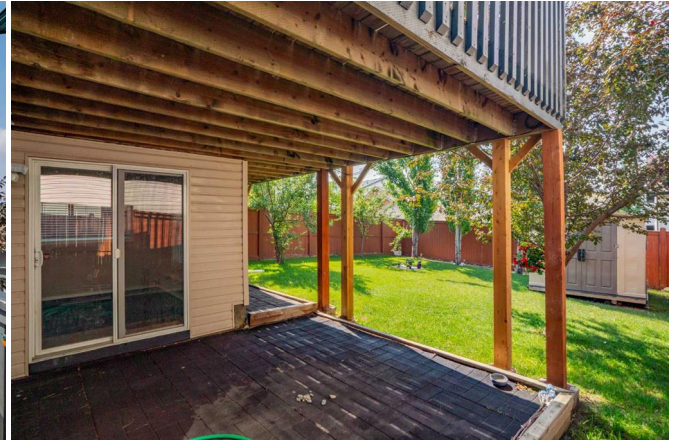


Walls, registers are excluded from total floor area in CAUSE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.









23 Rockspring Rise NW, Calgary, AB

Main Building, Total Exterior Area Above Grade 2046.50 sq ft



Main Floor
Exterior Area 873.50 sq ft

2nd Floor
Exterior Area 1173.23 sq ft

Basement (Below Grade)
Exterior Area 0.77 sq ft



NOTE: Dimensions are indicated from face floor areas in ALLUCI floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

PREPARED: 2024/01/09

