



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**90 ROCKYSPRING Circle, Calgary T3G 6A1**

MLS®#: **A2157978**

Area: **Rocky Ridge**

Listing Date: **08/15/24**

List Price: **\$859,900**

Status: **Active**

County: **Calgary**

Change: **-\$40k, 11-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2004**

Lot Information

Lot Sz Ar: **5,048 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,326**

Low Sqft:

Ttl Sqft: **2,326**

DOM

**35**

Layout

Beds: **3 (3 )**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Corner Lot,Landscaped,Rectangular Lot**  
Park Feat: **Double Garage Attached,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **In Floor,Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**  
Int Feat: **Built-in Features,Granite Counters,High Ceilings,Kitchen Island,Pantry,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>12`10" x 10`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`4" x 16`10"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>13`11" x 15`0"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	
<b>Bedroom</b>	<b>Upper</b>	<b>12`3" x 10`1"</b>
<b>3pc Bathroom</b>	<b>Lower</b>	

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>10`3" x 7`0"</b>
<b>2pc Bathroom</b>	<b>Main</b>	
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>20`2" x 13`3"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	
<b>Bedroom</b>	<b>Upper</b>	<b>12`6" x 10`0"</b>
<b>Media Room</b>	<b>Lower</b>	<b>36`2" x 12`0"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C1**

**0412892**

Remarks

Pub Rmks: **Welcome to this exceptional family home, nestled on a peaceful street in the highly coveted community of Rocky Ridge. Positioned on an oversized corner lot with breathtaking mountain views, this property offers approximately 15% more land than neighbouring homes, providing both privacy & ample space. Enjoy an abundance of natural light throughout the entire home, enhanced by additional side windows and a sunny West exposure with no neighbouring homes. Rich dark hardwood floors and 9' ceilings create a sophisticated atmosphere, complemented by a gas fireplace & a grand vaulted entrance. The entrance opens to the upper level & features a large closet with a built-in bench for added storage. Perfect for entertaining, the kitchen boasts full-height solid wood cabinetry, granite countertops, & a massive central island with ample seating. Updated stainless steel appliances & a spacious walkthrough pantry add convenience & plenty of storage. The mud room area offers main floor laundry with ample storage thanks to built-in cabinetry and an additional closet. The double garage is larger than expected with fully insulated walls and flooded with light. The main floor flex room/office idea for today's dynamic work environment or an easy conversion to a main floor bedroom. A bright upper bonus room opens up to 8' ceilings with 3 generous bedrooms including an impressive master retreat offering a large walk-in closet complete with built-in organizers & drawers. Spa inspired ensuite bath with heated tile floor, large dual vanities, separate deep corner soaker tub, & glass shower enclosure. The basement is designed for entertainment & relaxation, featuring a spacious media/rec room with in-ceiling speakers, an enclosed storage area, & a cold room perfect for wine storage. Two egress windows provide the option to add a bedroom & a huge 3-piece bathroom with a fully tiled shower completes the space. A significant investment has been made in creating the incredible rear & front yard oasis. Composite raised rear deck complete with freshly stained privacy wall & 2 gas line hook-ups. Rustic plank-style stamped concrete patio with corner pergola, flower beds, custom-built natural gas fire table, & stone-clad under-deck which offers intelligent & convenient storage space with built in shelving. Offering immense value in the community, & loaded with extras like A/C, newer Culligan soft-water system, new hot water tank, irrigation, HRV system, fresh paint throughout the home, a recent furnace clean + more! Rocky Ridge offers exceptional community amenities, including the Shane Homes YMCA, scenic walking trails, playgrounds, shopping & various school options close by. Just a short drive to Downtown, hospitals, multiple expansive shopping centers, C-Train lines, and an easy escape to the mountains. Experience the perfect blend of comfort, style, and convenience in this remarkable home.**

Inclusions: n/a  
Property Listed By: **RE/MAX Complete Realty**

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

















