



THE
A-TEAM

**RE/MAX
FIRST**

306 ROCKYSPRING Circle, Calgary T3G 6A2

MLS®#: **A2161951**

Area: **Rocky Ridge**

Listing Date: **09/03/24**

List Price: **\$669,000**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 12-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2005**

Lot Information

Lot Sz Ar: **4,671 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard, No Neighbours Behind**
Park Feat: **Double Garage Attached, Driveway, Garage Door Opener**

DOM

15
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Oven, Electric Range, Microwave, Refrigerator, Washer**
Int Feat: **Bathroom Rough-in, Kitchen Island**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`0" x 15`1"
Kitchen	Main	10`11" x 12`2"
Foyer	Main	6`6" x 7`0"
4pc Ensuite bath	Second	9`3" x 8`2"
Bedroom	Second	9`10" x 11`7"
4pc Bathroom	Second	4`11" x 9`2"

Room	Level	Dimensions
Dining Room	Main	11`4" x 12`5"
2pc Bathroom	Main	4`2" x 4`11"
Bedroom - Primary	Second	14`6" x 18`2"
Bedroom	Second	8`6" x 13`2"
Bonus Room	Second	17`11" x 15`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0412892

Zoning:
R-C1

Remarks

Pub Rmks: **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!**

Inclusions:
Property Listed By: **N/A
Homecare Realty Ltd.**

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







