



THE
A-TEAM

**RE/MAX
FIRST**

209 ROCKYSPRING Grove, Calgary T3G 0A8

MLS®#: **A2162001**

Area: **Rocky Ridge**

Listing Date: **09/01/24**

List Price: **\$490,000**

Status: **Active**

County: **Calgary**

Change: **-\$22k, 12-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2006**

Lot Information

Lot Sz Ar: **2,195 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,359**
Low Sqft:
Ttl Sqft: **1,359**

DOM

17
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat: **Back Yard,See Remarks**
Park Feat: **Single Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Ceiling Fan(s),Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,See Remarks,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`11" x 5`8"	Kitchen	Main	10`9" x 11`9"
Dining Room	Main	7`9" x 9`3"	Living Room	Main	10`9" x 14`11"
Bedroom - Primary	Upper	11`1" x 14`4"	Bedroom	Upper	10`2" x 11`0"
Bedroom	Upper	8`9" x 10`7"	Laundry	Upper	3`11" x 5`3"
2pc Bathroom	Main	0`0" x 0`0"	4pc Bathroom	Upper	0`0" x 0`0"
3pc Ensuite bath	Upper	0`0" x 0`0"			

Legal/Tax/Financial

Condo Fee:
\$395

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R-C2

Legal Desc: **0610971**

Remarks

Pub Rmks: **Welcome to your stunning townhome in the sought after ROCKY RIDGE! This 3 bedroom 2.5 bath END UNIT has an attached garage with walk out with gorgeous professionally renovated kitchen and matching beautiful pro renos in the bathrooms. Just move in and enjoy! From the moment you enter you notice the open concept layout and hardwood floors throughout the main. Once inside you'll feel right at home with the easy light color palette and completely new kitchen with new shaker style white cabinetry, newer appliances and large island with quartz countertops. A deck off the dining nook gives a great outdoor space to watch the sun go down. A 2 pc powder room finishes the level. Upstairs you have a large master bedroom with walk in closet and 3 pc spa-like ensuite with quartz counters, large shower and upgraded tile. Two more good sized bedrooms and upgraded 4pc full bath with same quartz counters and UPSTAIRS laundry complete the upper floor. The basement is a good sized WALK-OUT awaiting your finishing touches. Right on the edge of the city with good access to grocery stores, the ROCKY RIDGE YMCA and so much more! Don't wait!**

Inclusions: **Dishwasher, Dryer, Stove, Refrigerator, Washer, Window Coverings**
Property Listed By: **Real Broker**

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







