

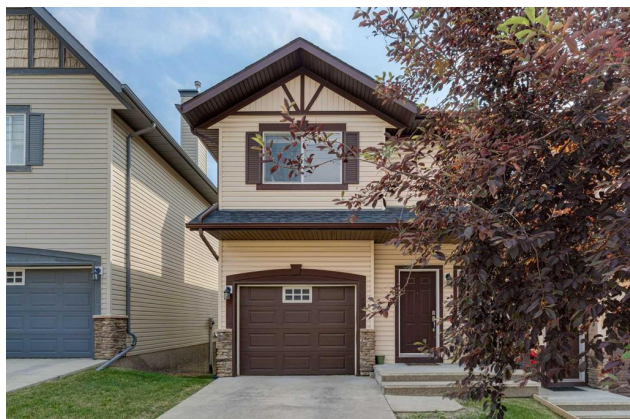


THE
A-TEAM

**RE/MAX
FIRST**

193 ROCKYSPRING Grove, Calgary T3G 0A8

MLS®#: **A2164730** Area: **Rocky Ridge** Listing Date: **09/12/24** List Price: **\$499,999**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2006**
Lot Information
 Lot Sz Ar: **2,228 sqft**
 Lot Shape: **Access:**
 Lot Feat: **Other**
 Park Feat: **Single Garage Attached**

Finished Floor Area
 Abv Sqft: **1,427**
 Low Sqft:
 Ttl Sqft: **1,427**

DOM

7
Layout
 Beds: **3 (3)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**
 Construction: **Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Kitchen Island,No Smoking Home,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	9`4" x 14`11"	Kitchen	Main	10`9" x 11`7"
Dining Room	Main	10`9" x 8`0"	Bedroom - Primary	Upper	11`2" x 14`5"
Bedroom	Upper	11`0" x 12`8"	Bedroom	Upper	8`10" x 10`7"
4pc Bathroom	Upper	8`4" x 4`10"	4pc Ensuite bath	Upper	10`11" x 4`11"
Game Room	Lower	19`3" x 17`8"	3pc Bathroom	Lower	5`0" x 6`9"

Legal/Tax/Financial

Condo Fee:
\$395

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R-C2

Legal Desc: **0610971**

Remarks

Pub Rmks: **Welcome to 193 Rockyspring Grove NW! This stunning fully developed 3 bed, 3.5 bath semi-detached walkout townhome offers almost 1900 sq ft of developed space in the ever-popular community of Rocky Ridge! As you enter you immediately notice the pride of ownership throughout. Hardwood floors lead you through the bright open-concept main level and into the updated kitchen featuring timeless white cabinets, pot lights, updated tile backsplash, quartz countertops, and stainless steel appliances! Adjacent to the kitchen is a spacious family room as well as a dining area that provides direct access to your upper deck looking over the green space. Head to the upper level where you will find a generously sized primary bedroom that comfortably fits a king and includes a 4-piece ensuite with a large vanity and updated quartz countertops. The upper level also includes two additional good-sized bedrooms, a 4-piece main bath with quartz countertops, and a flex space that makes for a perfect reading area. The fully finished lower walkout level is complete with a rec space that can double as a tv room, at-home office, or a home gym, an additional 3-piece bath, and a lower concrete patio. The location of this complex cannot be beat surrounded by natural ravines and pathways, walking distance to the Rocky Ridge Shopping Center, 5 minutes to the state-of-the-art Shane Homes YMCA, and easy access to the beautiful Rocky Mountains with Canmore less than an hour away! Book your showing today to see the value in this beautiful home!**

Inclusions: **Televisions, Wall Mounts, and Floating Shelves in both the living room and basement.**

Property Listed By: **RE/MAX First**

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

