



THE
A-TEAM

**RE/MAX
FIRST**

60 ROCKYSPRING Grove, Calgary T3G 0B1

MLS®#: **A2166045** Area: **Rocky Ridge** Listing Date: **09/15/24** List Price: **\$499,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2006**
Lot Information
 Lot Sz Ar: **2,292 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Greenbelt, No Neighbours Behind, Landscaped, Other**
 Park Feat: **Single Garage Attached**

Finished Floor Area
 Abv Sqft: **1,436**
 Low Sqft:
 Ttl Sqft: **1,436**

DOM

4
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey, Side by Side**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Balcony, Other, Playground, Private Entrance**

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

Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer**
 Int Feat: **High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`8" x 10`0"	2pc Bathroom	Main	4`7" x 4`7"
Kitchen	Main	10`5" x 11`5"	Dining Room	Main	9`7" x 14`9"
Pantry	Main	3`5" x 3`5"	Bonus Room	Second	12`1" x 8`10"
Bedroom - Primary	Second	11`0" x 14`4"	4pc Ensuite bath	Second	4`11" x 10`11"
Walk-In Closet	Second	8`8" x 6`0"	Bedroom	Second	8`8" x 10`8"
Bedroom	Second	11`0" x 10`3"	4pc Bathroom	Second	8`6" x 4`11"
Game Room	Basement	19`8" x 10`2"			

Condo Fee:
\$395

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R-C2

Legal Desc: **0610971**

Remarks

Pub Rmks: **Rare!!! Rare!!! Rare!!! Welcome to this fully developed 3 bedrooms, 2.5 bathrooms, semi-detached and front attached garage townhouse with a walkout basement and backing onto Green Views! This townhouse offers ample of space for you and your family. Once enter from the main level, the welcome area will lead you through the hallway to a gorgeous open concept floor where the kitchen featuring with pantry and cabinets will offer you enough storage space. Adjacent to the kitchen, dining nook provides the beautiful ravine view and also private access to your newly updated deck, where you can do BBQ and all-day relaxation while looking over the green space. You well also notice a very large and cozy family room connecting to the kitchen and dining area with a big bright window and high ceiling. Walk up on the stairs, a huge loft platform that would make a great rumpus or office area. The great size primary bedroom comes with walk-in closet and an en-suite 4pc bathroom. The second and third bedroom are also in good size with full-size closets and awesome green views. Down to the partially finished walk-out basement, it is widely opening for your family activities, and also ready for your creative ideas to add extra square footage yielding almost over 1900 sqft of living space in total! This spacious townhouse in North West, which is a rare find with front attached garage, walk-out basement and backing onto a view!!! Also, Rocky Ridge is one of the most popular communities located on North West of Calgary, Shopping Center, Shane Homes YMCA, LRT, Schools are all nearby.**

Inclusions:
Property Listed By: **Window coverings
Homecare Realty Ltd.**

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







