



THE
A-TEAM

**RE/MAX
FIRST**

264 ROCKYSPRING Grove, Calgary T3G 0A9

MLS®#: **A2172124**

Area: **Rocky Ridge**

Listing Date: **10/16/24**

List Price: **\$469,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 16-Nov**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,428

Year Built:

2006

Low Sqft:

Ttl Sqft:

1,428

Lot Information

Lot Sz Ar:

2,164 sqft

Lot Shape:

DOM

36

Layout

Beds:

2 (2)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

Level

Driveway,Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Stone,Vinyl Siding,Wood Frame

Flooring:

Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings

Int Feat:

Breakfast Bar,Ceiling Fan(s),Central Vacuum,Chandelier,Closet Organizers,Kitchen Island,Laminate Counters,No Smoking Home,Soaking Tub,Storage,Vinyl Windows

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	8`11" x 14`11"
Kitchen	Main	10`6" x 11`7"
2pc Bathroom	Main	4`7" x 4`7"
5pc Ensuite bath	Second	8`7" x 12`7"
Bedroom	Second	11`1" x 14`5"
Walk-In Closet	Second	7`7" x 5`8"

Room	Level	Dimensions
Dinette	Main	9`3" x 8`1"
Pantry	Main	3`4" x 3`5"
Bedroom - Primary	Second	11`2" x 12`7"
Walk-In Closet	Second	8`6" x 5`1"
4pc Ensuite bath	Second	5`0" x 11`2"
Laundry	Second	5`3" x 3`0"

Legal/Tax/Financial

Condo Fee:
\$414

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R-CG

Legal Desc: **0610971**

Remarks

Pub Rmks: **UPDATED IN 2020 | HARDWOOD FLOORING THROUGHOUT | AIR CONDITIONED | ATTACHED GARAGE | Welcome to this fabulous semi detached home which was thoughtfully updated in 2020 and ready to impress. From the moment you step inside, you'll be greeted by elegant paint tones and practical design features, such as the built-in storage bench and generous coat closet at the entrance. The rich, dark hardwood floors flow seamlessly throughout the entire unit, adding warmth and sophistication to every room. The inviting living room offers plenty of space for large furniture and showcases a cozy gas fireplace, perfect for chilly evenings. A large window floods the room with natural light, and the open-concept layout connects the living room effortlessly to the kitchen and dining area—ideal for entertaining or everyday living. The kitchen is a dream, fully equipped with an abundance of cabinetry, sleek stainless steel appliances, a convenient pantry, and a spacious island adorned with pendant lighting. The adjoining dining area comfortably accommodates a large table, and a second large window enhances the bright and airy feel. Step outside onto your newly refinished deck, featuring durable composite decking, where you can enjoy outdoor dining or relaxing in your private space. Completing the main level is a beautifully updated 2-piece bath, perfectly placed for guests. Upstairs, you'll find two expansive bedrooms, separated by a spacious landing with a laundry closet and ample linen storage. The master suite is truly a retreat, boasting a walk-in closet complete with a large mirror and custom organizers. The luxurious 5-piece ensuite bathroom features a separate shower, a deep soaker tub, a large window, and a dual vanity for ultimate comfort. The second bedroom is equally impressive, with its own walk-in closet, large window, and a private 4-piece ensuite bath—offering privacy and convenience for guests or family members. There are privacy and also blackout shades. The basement is framed, wired, and illuminated with LED lighting, providing endless possibilities for future development—whether you envision a home gym, office, or additional living space. Additional perks include an attached garage that is fully drywalled and finished, making it perfect for storage or parking. The home's prime location, with no neighboring units behind, offers serene westward views from the master bedroom, where you can take in the stunning mountain vistas and, on clear nights, witness the enchanting northern lights. This beautifully updated townhome combines style, comfort, and function, making it the perfect place to call home. Don't miss the opportunity to make it yours!**

Inclusions: **N/A**
Property Listed By: **CIR Realty**

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











