



THE
A-TEAM

**RE/MAX
FIRST**

314 ROCKYSPRING Circle, Calgary T3G 6A2

MLS®#: **A2174098** Area: **Rocky Ridge** Listing **10/18/24** List Price: **\$755,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2005**
Lot Information
 Lot Sz Ar: **4,919 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,177**
 Low Sqft:
 Ttl Sqft: **2,177**

DOM

34
Layout
 Beds: **4 (4)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,City Lot,Front Yard,Garden,Irregular Lot,Landscaped**
 Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Silent Floor Joists,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **None**
 Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Closet Organizers,Double Vanity,Granite Counters,Kitchen Island,Pantry,Recessed Lighting,Storage,Vinyl Windows**

Utilities:

Room Information

| Room | Level | Dimensions |
|--------------------------|--------------|------------------------|
| Kitchen | Main | 23`3" x 10`11" |
| Dining Room | Main | 13`6" x 9`11" |
| Bedroom - Primary | Upper | 16`11" x 14`0" |
| Bedroom | Upper | 12`11" x 12`11" |
| Bedroom | Upper | 11`7" x 10`5" |
| 4pc Bathroom | Upper | |

| Room | Level | Dimensions |
|-------------------------|--------------|----------------------|
| Living Room | Main | 16`6" x 14`0" |
| 2pc Bathroom | Main | |
| 4pc Ensuite bath | Upper | 10`6" x 9`4" |
| 4pc Ensuite bath | Upper | 8`6" x 7`5" |
| Bedroom | Upper | 11`7" x 10`6" |
| Exercise Room | Lower | 16`2" x 11`9" |

Game Room

Lower

24`0" x 18`4"

3pc Bathroom
Legal/Tax/Financial

Lower

Title:
Fee Simple
Legal Desc:

0412892

Zoning:
R-CG

Remarks

Pub Rmks:

Looking for that fantastic new home well look no further. This lovingly renovated family home located in desirable Rocky Ridge offers lots of space with a fantastic back yard. The main level has been completely renovated with an open floor plan, vinyl plank floor and a completely new kitchen. The white kitchen has granite counters, a large island and corner pantry. The kitchen is open onto the family room with a gas fireplace. There is a formal dining room or Flex room with a picture frame opening to the family room and built ins. The upper level has 4 bedrooms including 2 primary bedrooms (One with beautiful mountain views!) both with full ensuite bathrooms! There are 2 more good sized bedrooms up plus a third full bathroom and the laundry room is also conveniently located on the upper level. The fully developed basement has a large gym room with a glass wall or could be used as an office. huge recreation room and a beautiful 3-piece bathroom. The balance of the basement is storage space and the mechanical room. There is a sunny decking area above the swim spa that allows easy access to the pool. The low maintenance backyard has turf and a large concrete patio. Call Today to view!

Inclusions:
Property Listed By:

None
Optimum Realty Group

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









