



**GRASSROOTS**  
REALTY GROUP

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**19 Rockyspring Green NW**  
**Calgary, Alberta**

**MLS # A2230491**



**\$738,800**

<b>Division:</b>	Rocky Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,743 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Insulated		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Irregular Lot, Landscaped, Lawn, Many T		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	2nd Washer, 2nd Dryer, 2nd Refrigerator, 2nd Dishwasher X 2 Sheds in the backyard, Plug in cooktop		

Here is the one you have been waiting for! Over 2400 sq ft of living space with 4 bedrooms, 3.5 bathrooms, and walk-out basement with illegal suite. Located on a quiet cul-de-sac that opens up onto Rockyspring Playground, perfect spot for young families! As you enter the home you are greeted by the gleaming cherry hardwood flooring guiding you into the open concept floorplan with tons of natural light. Large living room with cozy tile faced fireplace and picture window. Gorgeous kitchen with chocolate-stained maple shaker cabinets, tile backsplash, newer stainless-steel appliances, and corner pantry. Open bar ledge to the dining room with garden door out the wall-to-wall balcony with glass and aluminum railings and stairs down to the backyard. Sunny SW exposure and stunning mountain views make this the perfect spot to enjoy the beautiful sunsets and long summer nights. A 2-piece powder room and convenient main floor laundry complete the well laid out main floor. Head upstairs to the huge bonus room great hang out space for kids, movie/media room, or great home office space! Primary bedroom with walk-in closet and ensuite bathroom with corner soaker tub and separate shower. Good sized 2nd and 3rd bedrooms and another full 4piece bathroom complete the upper level. Fully finished walk-out basement with its own laundry and functional kitchenette/illegal suite with fridge, dishwasher, hot plate, and hood fan. Great investment opportunity or space for teenagers, parents, nanny or guests. Good sized family room with another tile faced gas fireplace, 4th bedroom, and full 3-piece bathroom finish the lower level. Walks out to the private covered patio in the maturely landscaped SW backyard with mature trees and a storage shed. This home also comes with central A/C to stay cool on those hot summer days and has just been freshly painted. All that's

left to do is move in and quick possession available! All located close to parks, schools, Tuscany C-train station, basketball/tennis courts, and tons of shopping and eateries. Plus residents can enjoy the Lake Club at Rocky Ridge, a pond with kayaks, outdoor tennis courts and beach volleyball courts. Quick access to Crowchild and Stoney Trail makes getting around a breeze!