



**1 Rockyspring Hill NW
Calgary, Alberta**

MLS # A2146209



\$878,800

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,061 sq.ft.	Age:	2004 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Corner Lot, Front Yard, Landscaped, Views		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, French Door, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		

Inclusions: Electric Stove, Range Hood and Refrigerator in the basement

Welcome to this newly renovated walkout finished home with gorgeous mountain views, south-west facing backyard and tons of curb appeal on a CORNER LOT without sidewalk in Rocky Ridge, no need to worry about snow removing in winter time. When opening the door, you are immediately impressed with the spacious entrance, railing stairs, 9' ceilings, new thorough plank flooring, newly painted walls, and open concept layout with abundance of windows to get magnificent views in your eyes. The newly renovated roomy chef's dream kitchen features a big center island with quartz waterfall and seating for four, full ceiling height cabinets, walk through pantry, quartz countertops, new SS appliances, Gas stove, and a touchless control FOTILE wall mount range hood. The dining area is in a spacious nook and can easily accommodate a larger table to enjoy with family and friends in holiday time, and a French door leading to the Deck to enjoy the views in the summertime. The living room offers extra two side windows and a cozy gas fireplace. You will enjoy the spectacular mountain views when you rest on the sofa on any clear days. The upstairs provides a south-west facing primary bedroom with large windows to take in the beautiful mountain views, a walk-in closet, and a spa-like 4-piece En-Suite with new cabinets and quartz countertop, another two bedrooms, a family upgraded 4-piece bathroom, a huge bonus room and a built-in workstation in the hallway. The walkout basement is newly fully finished and never occupied with a closet with newer LG front loading washer & dryer, a full bathroom, a large south-west facing bedroom, a nice living room with a brand-new kitchen and a sunny eating nook with French door leading to a big patio to enjoy the peaceful backyard with wood fenced. The home is close to shopping, Bus Stops and LRT, dozens of walking paths,

green spaces, Rocky Ridge community center and Shane Homes YMCA; and easy access to major commuting routes such as Crowchild Trail and Stoney Trail to U of C, Downtown and National Parks etc. Photos taken in 2022. Call now for your own viewing!