



**23 Rockyspring Rise NW  
Calgary, Alberta**

**MLS # A2155997**



**\$818,800**

<b>Division:</b>	Rocky Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,047 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Interior Lot, Reverse Pie Shaped Lot, Landscaped		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** Storage Shed in Backyard

Welcome to this fantastic walkout finished home with 5 bedrooms, gorgeous mountain views, and south-west facing backyard in Rocky Ridge. When opening the door, you are immediately impressed with the spacious entrance, railing stairs, 9&rsquo; ceilings, and open concept layout with abundance of windows to get bunch of sunlight. The roomy chef&rsquo;s dream kitchen features a nice island with rise counter, walk through pantry, quartz countertops, and SS appliances. 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 manicured backyard in the summertime. The living room offers extra two side windows and a cozy gas fireplace. 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, another two good size bedrooms, a family 4-piece bathroom, a huge bonus room and a built-in workstation in the hallway. The walkout basement is fully finished with a full bathroom, two south-west facing bedrooms, and a nice sunny seating nook with French door leading to a big patio to enjoy the peaceful backyard with wood fenced and a nice-sized shed for additional storage. 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.