



**314 Rockyspring Circle NW
Calgary, Alberta**

MLS # A2174098



\$755,000

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,177 sq.ft.	Age:	2005 (19 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Garden, Irregular Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Silent Floor Joists, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	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		
Inclusions:	None		

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!