

\$819,900 - 7 Rockyspring Green Nw, Calgary

MLS® #A2200154

\$819,900

5 Bedroom, 4.00 Bathroom, 2,229 sqft
Residential on 0.09 Acres

Rocky Ridge, Calgary, Alberta

Situated in the quiet & serene community of Rocky Ridge, this 2-Storey Walk-Out has over 3000sqft of total finished space, making this home a great option for growing families! Offering a total of 5 large bedrooms (4 bedrooms up top - ALL on the same level + 1-oversized bedroom with a 3-piece ensuite on the lower walkout-level). Perched up on a quiet Cul-de-sac, with a fully-landscaped, fully-fenced South-West facing rear yard and panoramic views of the Rocky Mountains! The open-concept layout features a kitchen designed with decorative tile backsplash and upgraded with granite counter tops and stainless steel appliances. Space is plentiful, with a designated dining space, two living-room areas, and private office space on the main-floor. Top level is finished with real hardwood-flooring, 3 large bedrooms, 1- 4pc bathroom, AND the primary bedroom encompassing its very own 5-pc spa-like ensuite with a spectacular view! Lower level includes the basement walk-out feature, another large recreation space, another bedroom with a 3-piece ensuite, and additional flex room for den/office use. **FEATURES:** Main-floor Laundry | Gas-Fireplace | Kitchen-Pantry |Oversized utility room for additional storage space| Low-maintenance Yard with EXTRA-Large south-facing deck | Enjoy quick access to major routes, i.e. Country Hills Blvd, Stoney Trail and Trans-Canada Highway, making for convenient commutes to Calgary Downtown or the Rocky Mountains. Take



advantage of nearby amenities such as the YMCA, Shopping Retail plazas, Schools, Parks and Pathways. Be sure to check-out the virtual 3d Tour and book your private showing today!

Built in 2004

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2200154 |
| Price | \$819,900 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,229 |
| Acres | 0.09 |
| Year Built | 2004 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 7 Rockyspring Green Nw |
| Subdivision | Rocky Ridge |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3G6A3 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Other |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|------------------------|
| Interior Features | Kitchen Island, Pantry |
|-------------------|------------------------|

| | |
|-----------------|--|
| Appliances | Electric Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Yard |
| Lot Description | Back Yard, Cul-De-Sac, Landscaped, Low Maintenance Landscape, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | March 8th, 2025 |
| Days on Market | 6 |
| Zoning | R-CG |
| HOA Fees | 263 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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