



## 264 Rockyspring Grove Calgary Alberta

\$479,900

UPDATED IN 2020 | HARDWOOD FLOORING THROUGHOUT | AIR CONDITIONED | ATTACHED GARAGE |

Welcome to this fabulous semi detached home which was thoughtfully updated in 2020 and ready to impress. From the moment you step inside, you'll be greeted by elegant paint tones and practical design features, such as the built-in storage bench and generous coat closet at the entrance. The rich, dark hardwood floors flow seamlessly throughout the entire unit, adding warmth and sophistication to every room. The inviting living room offers plenty of space for large furniture and showcases a cozy gas fireplace, perfect for chilly evenings. A large window floods the room with natural light, and the open-concept layout connects the living room effortlessly to the kitchen and dining area--ideal for entertaining or everyday living. The kitchen is a dream, fully equipped with an abundance of cabinetry, sleek stainless steel appliances, a convenient pantry, and a spacious island adorned with pendant lighting. The adjoining dining area comfortably accommodates a large table, and a second large window enhances the bright and airy feel. Step outside onto your newly refinished deck, featuring durable composite decking, where you can enjoy outdoor dining or relaxing in your private space. Completing the main level is a beautifully updated 2-piece bath, perfectly placed for guests. Upstairs, you'll find two expansive bedrooms, separated by a spacious landing with a laundry closet and ample linen storage. The master suite is truly a retreat, boasting a walk-in closet complete with a large mirror and custom organizers. The luxurious 5-piece ensuite bathroom features a separate shower, a deep soaker tub, a large window, and a dual vanity for ultimate comfort. The second bedroom is equally impressive, with its own walk-in closet, large window, and a private 4-piece ensuite bath--offering privacy an...

Primary Bedroom 11.17 Ft x 12.58 Ft

5pc Bathroom 8.58 Ft x 12.58 Ft

Other 8.50 Ft x 5.08 Ft

Bedroom 11.08 Ft x 14.42 Ft

4pc Bathroom 5.00 Ft x 11.17 Ft

Other 7.58 Ft x 5.67 Ft

Laundry room 5.25 Ft x 3.00 Ft

Living room 8.92 Ft x 14.92 Ft

Other 9.25 Ft x 8.08 Ft

Kitchen 10.50 Ft x 11.58 Ft

Pantry 3.33 Ft x 3.42 Ft

2pc Bathroom 4.58 Ft x 4.58 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
CIR Realty

<http://www.robcopping.com/>



REALTY

CIR

149 West Lakeview Point , Calgary,  
AB,

Phone: 403-585-5270  
cawarawa@shaw.ca