

## 14 Rockyspring Point Calgary Alberta

\$799.900

Look no further!! Located in the desirable area of Rockysprings! This beautiful 2 storey home offers 3 bedrooms up and a spacious and cozy bonus room on the upper level with a gas fireplace. The main offers gorgeous hardwood floors, gas fireplace and open concept from kitchen to family room. Off the dining area you can access the large deck with a gas line for your summer BBQs and overlooking the lovely treed back. The lower walkout level is set up perfectly with a illegal suite and its own entry. Additional features include the air conditioning, a year round exterior remote controlled lighting system, so no need to worry about annual hanging of Christmas lights(different colors available), vacuum system with attachments, new water heater and a storage shed out back. The area of Rocky Ridge offers many amazing amenities such as the YMCA, Shopping plaza, schools, parks and easy access out to Country Hills Blvd, Stoney Trail and Trans Canada Highway. Don't miss this opportunity! Call to view today! (id:6769)

Primary Bedroom 12.92 Ft x 15.17 Ft
Bedroom 9.92 Ft x 9.67 Ft
Bedroom 9.92 Ft x 9.92 Ft
4pc Bathroom 9.92 Ft x 4.92 Ft
Family room 14.67 Ft x 16.92 Ft
5pc Bathroom 11.17 Ft x 12.67 Ft
Bedroom 10.00 Ft x 9.17 Ft
Living room 13.50 Ft x 9.58 Ft

Kitchen 11.50 Ft  $\times$  7.33 Ft
Other 9.33 Ft  $\times$  4.92 Ft
3pc Bathroom 9.08 Ft  $\times$  4.92 Ft
Other 11.09 Ft  $\times$  7.92 Ft
Living room 13.92 Ft  $\times$  12.67 Ft
Kitchen 11.00 Ft  $\times$  10.92 Ft
Dining room 9.17 Ft  $\times$  10.25 Ft
2pc Bathroom 7.92 Ft  $\times$  3.08 Ft

Listing Presented By:



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http://www.maxwellrealty.ca/ninaji



## Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102 cm.mackenzie@shaw.ca