



19 Rockyspring Green Calgary Alberta

\$738,800

Here is the one you have been waiting for! Over 2400 sq ft of living space with 4 bedrooms, 3.5 bathrooms, and walk-out basement with illegal suite. Located on a quiet cul-de-sac that opens up onto Rockyspring Playground, perfect spot for young families! As you enter the home you are greeted by the gleaming cherry hardwood flooring guiding you into the open concept floorplan with tons of natural light. Large living room with cozy tile faced fireplace and picture window. Gorgeous kitchen with chocolate-stained maple shaker cabinets, tile backsplash, newer stainless-steel appliances, and corner pantry. Open bar ledge to the dining room with garden door out the wall-to-wall balcony with glass and aluminum railings and stairs down to the backyard. Sunny SW exposure and stunning mountain views make this the perfect spot to enjoy the beautiful sunsets and long summer nights. A 2-piece powder room and convenient main floor laundry complete the well laid out main floor. Head upstairs to the huge bonus room great hang out space for kids, movie/media room, or great home office space! Primary bedroom with walk-in closet and ensuite bathroom with corner soaker tub and separate shower. Good sized 2nd and 3rd bedrooms and another full 4piece bathroom complete the upper level. Fully finished walk-out basement with its own laundry and functional kitchenette/illegal suite with fridge, dishwasher, hot plate, and hood fan. Great investment opportunity or space for teenagers, parents, nanny or guests. Good sized family room with another tile faced gas fireplace, 4th bedroom, and full 3-piece bathroom finish the lower level. Walks out to the private covered patio in the maturely landscaped SW backyard with mature trees and a storage shed. This home also comes with central A/C to stay cool on those hot summer days and has just been freshly painted. All that's left to do is move in and q...

Bonus Room 16.92 Ft x 11.17 Ft
Primary Bedroom 13.50 Ft x 10.92 Ft
Other 7.33 Ft x 4.92 Ft
4pc Bathroom 9.17 Ft x 7.75 Ft
Bedroom 10.67 Ft x 8.75 Ft
Bedroom 10.33 Ft x 8.92 Ft

3pc Bathroom 8.08 Ft x 4.92 Ft
Laundry room 12.67 Ft x 10.25 Ft
Living room 13.83 Ft x 11.75 Ft
Kitchen 11.33 Ft x 10.92 Ft
Dining room 11.17 Ft x 10.67 Ft
Pantry 6.58 Ft x 4.67 Ft

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Listing Presented By:



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4pc Bathroom 9.67 Ft x 4.92 Ft
Family room 14.42 Ft x 13.33 Ft
Eat in kitchen 13.25 Ft x 8.92 Ft
Bedroom 9.17 Ft x 8.92 Ft

Foyer 6.17 Ft x 5.92 Ft
Laundry room 6.25 Ft x 4.92 Ft
2pc Bathroom 5.00 Ft x 4.42 Ft