



# 149 Rockyspring Grove Calgary Alberta

\$525,000

Welcome to this charming and meticulously maintained townhome located in the highly desirable community of Rocky Ridge. Offering a harmonious balance of modern comfort and timeless design, this property is perfect for families, professionals, or anyone looking for a low-maintenance lifestyle without compromising on space. Step inside to discover 3 generously sized bedrooms, 2 full bathrooms, and 2 half bathrooms, thoughtfully laid out over 1,416 square feet of above-grade living space. The open-concept main floor is perfect for entertaining, with a bright and inviting living area that flows seamlessly into the dining space and kitchen. The kitchen is well-appointed with ample cabinetry, counter space, and modern appliances, making meal prep a delight. From the dining area, step out onto the sunny back balcony, where you can enjoy your morning coffee or host summer barbecues with friends. The newly fully finished basement adds an additional 477 square feet of versatile living space. Whether you envision a cozy family room, a home office, a fitness area, or a playroom, the possibilities are endless. The home also boasts plenty of storage solutions throughout, ensuring you'll never run out of space. Parking is a breeze with the attached single car garage and an additional private driveway. The garage also provides convenient storage for bikes, tools, or outdoor gear! Located in a serene setting, yet close to all the amenities Rocky Ridge has to offer, you'll love the proximity to parks, walking paths, and recreation facilities. With quick access to shopping, schools, and public transit, this home truly offers the best of both worlds. This is your opportunity to own a stunning townhome in one of Calgary's most vibrant communities. Don't miss out—schedule your private viewing today (id:6769)

Primary Bedroom 14.33 Ft x 11.08 Ft

Other 8.50 Ft x 5.92 Ft

Bedroom 11.00 Ft x 10.50 Ft

Bedroom 10.58 Ft x 8.67 Ft

Den 12.08 Ft x 8.83 Ft

4pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft

Laundry room 5.83 Ft x 3.50 Ft

Recreational, Games room 19.25 Ft x 13.67 Ft

2pc Bathroom .00 Ft x .00 Ft

Living room 14.75 Ft x 9.58 Ft

Kitchen 11.50 Ft x 10.42 Ft

Dining room 11.50 Ft x 7.83 Ft

2pc Bathroom .00 Ft x .00 Ft

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

Listing Presented By:



Originally Listed by:  
RE/MAX House of Real Estate

<http://www.newhaus.ca/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca