



## 235 Rockyspring Grove Calgary Alberta

\$489,900

A well-maintained and move-in ready two-storey townhouse situated in the preferred community of Rocky Ridge tucked away on the NW edge of the city checks all the boxes. This home has an attached, insulated, single-car garage; 3 bdrms, 2.5 baths and covers 1,464 total square feet. An open concept main floor has a combination of flooring - linoleum and carpeting. Take note of the 9-foot ceilings plus the amount of natural light throughout this home due to the abundance of windows. The living room/kitchen/dining area has a cozy ambience aided by the corner electric fireplace in the living room. Plenty of oak cupboards, laminate countertops, an island/breakfast bar, black appliances and a convenient corner pantry make up the kitchen. The back deck, complete with gas BBQ hookup is accessible via the dining area and supplies space for summer entertaining. The second floor is carpeted and has a generous linen closet and laundry closet at the top of the stairs. The primary bedroom has both a walk-in closet and a 4-pc ensuite for your added privacy. Two additional bedrooms, each with ample closet space, share a second 4-pc. bath. Partially finished basement awaits your development ideas. 2023 replaced water tank, added water softener and a deck redone in 2022 is a nice touch. Take note of the neutral colour palette and well cared for appearance of the home. Proximity to Highway 1A and all points west; easy access to Stoney Trail, Country Hills Boulevard and 12 Mile Coulee Road NW; Coop Supermarket; various schools and churches; daycares; playgrounds; soccer field and ball diamond. All this plus the advantage of a professionally managed property with common area maintenance, including snow removal adds to the overall appeal. The total package adds up to a great home for you and your family. Call today for an appointment. (id:6769)

4pc Bathroom 8.50 Ft x 4.92 Ft

4pc Bathroom 5.00 Ft x 10.75 Ft

Bedroom 11.17 Ft x 12.67 Ft

Bedroom 8.83 Ft x 10.67 Ft

Primary Bedroom 11.25 Ft x 14.33 Ft

Other 8.50 Ft x 6.08 Ft

Living room 10.58 Ft x 14.92 Ft

Kitchen 10.83 Ft x 11.58 Ft

Dining room 9.67 Ft x 7.83 Ft

2pc Bathroom 4.58 Ft x 4.67 Ft

Listing Presented By:



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