

# \$819,900 - 7 Rockyspring Green Nw, Calgary

MLS® #A2200154

**\$819,900**

5 Bedroom, 4.00 Bathroom, 2,229 sqft  
Residential on 0.09 Acres

Rocky Ridge, Calgary, Alberta

Situated in the quiet & serene community of Rocky Ridge, this 2-Storey Walk-Out has over 3000sqft of total finished space, making this home a great option for growing families! Offering a total of 5 large bedrooms (4 bedrooms up top - ALL on the same level + 1-oversized bedroom with a 3-piece ensuite on the lower walkout-level). Perched up on a quiet Cul-de-sac, with a fully-landscaped, fully-fenced South-West facing rear yard and panoramic views of the Rocky Mountains! The open-concept layout features a kitchen designed with decorative tile backsplash and upgraded with granite counter tops and stainless steel appliances. Space is plentiful, with a designated dining space, two living-room areas, and private office space on the main-floor. Top level is finished with real hardwood-flooring, 3 large bedrooms, 1- 4pc bathroom, AND the primary bedroom encompassing its very own 5-pc spa-like ensuite with a spectacular view! Lower level includes the basement walk-out feature, another large recreation space, another bedroom with a 3-piece ensuite, and additional flex room for den/office use. FEATURES: Main-floor Laundry | Gas-Fireplace | Kitchen-Pantry |Oversized utility room for additional storage space| Low-maintenance Yard with EXTRA-Large south-facing deck | Enjoy quick access to major routes, i.e. Country Hills Blvd, Stoney Trail and Trans-Canada Highway, making for convenient commutes to Calgary Downtown or the Rocky Mountains. Take



advantage of nearby amenities such as the YMCA, Shopping Retail plazas, Schools, Parks and Pathways. Be sure to check-out the virtual 3d Tour and book your private showing today!

Built in 2004

### Essential Information

MLS® #	A2200154
Price	\$819,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,229
Acres	0.09
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	7 Rockyspring Green Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G6A3

### Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, Pantry
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Appliances	Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Cul-De-Sac, Landscaped, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 8th, 2025
Days on Market	6
Zoning	R-CG
HOA Fees	263
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Century 21 Bravo Realty
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