

# \$849,800 - 41 Rockyspring Point Nw, Calgary

MLS® #A2232676

**\$849,800**

3 Bedroom, 3.00 Bathroom, 2,037 sqft

Residential on 0.13 Acres

Rocky Ridge, Calgary, Alberta

If you are looking for an amazing location well youâ€™ve found it! This meticulously maintained 3 Bedroom + Bonus room up Home is sure to please even the most discerning home buyer. Pride of ownership is present, original owner, as this home and yard have been lovingly designed and cared for with recent updates such as hardwood flooring to the bedrooms, stylish pebble & tile ensuite shower and cool & comfortable central air conditioning. This family friendly home layout features privacy, tranquility and functional spaces for everyone. A quiet bonus room is separate from the bedrooms so you can stay up late watching your favourite flick or use the smart built-in net center for the kids home work and gaming! The primary bedroom and ensuite are bright and inviting, a great place to curl up with a book, relax and enjoy the views. 2 Additional bedrooms finish off the upper floor and have their own unique features from the built-in desk to the oversized windows. The main floor is spacious with an open to above foyer and family-kitchen-dining connected concept which is cozy and inviting. The kitchen and walk-thorough pantry are a perfect mix of form and function, from the sink you can lookout to the forest and checkout the deer grazing or belly up to the island for those quick meals on the go. Tucked away on a stunning pie lot backing onto an amazing Greenspace you will be wowed by the professionally designed yardscaping and lush nature all around. This home is all about inside and



outside living with an oversized yard with tubbled paver patios, retaining walls and elegant garden of flowers and trees. Additional windows were strategically placed to capture wonderful Rocky Mountain views and take advantage of the sunshine on of those long summer nights, this home is bathed in sunlight! The walkout basement awaits your imagination as rough-in plumbing, a separate entrance and loads of windows make the possibilities endless!

A quick trip up the hill gets you to the YMCA at Rocky Ridge, the premiere recreational facility in the northwest, the open-concept building offers 284,000 square feet of family-friendly recreational fun, including a world-class fitness centre, triple gymnasium, a feature-packed aquatic centre, the BMO Theatre, climbing walls, baseket ball playground, skatepark and Calgary Public Library. The perfect place for the kids to play this summer! Rocky Ridge has so much to offer so if you're more into the outdoor sports look no further than down the street; you have soccer fields, baseball diamonds and the Rocky Ridge Ranch Clubhouse! Steps from the Co-Op or a quick drive to Royal Oak Shopping Centre or the C-train Station you have it all! Rockyspring Point is a hidden Gem! You have to come check out this home!

Built in 2007

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2232676  |
| Price          | \$849,800 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,037     |
| Acres          | 0.13      |

|            |             |
|------------|-------------|
| Year Built | 2007        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 41 Rockyspring Point Nw |
| Subdivision | Rocky Ridge             |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3G 6A1                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Bathroom Rough-in, Closet Organizers, Granite Counters, Recessed Lighting, Vinyl Windows |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator                             |
| Heating           | Fireplace(s), Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Family Room, Gas, Mantle   |
| Has Basement      | Yes  |
| Basement          | Exterior Entry, Full, Unfinished, Walk-Out   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Garden, Private Yard, Permeable Paving  |
| Lot Description   | Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Lawn, Many Trees, Native Plants, No Neighbours Behind, Pie Shaped Lot, Private, Environmental Reserve |
| Roof              | Asphalt Shingle   |
| Construction      | Concrete, Vinyl Siding, Wood Frame, Silent Floor Joists   |

Foundation                Poured Concrete

**Additional Information**

Date Listed                June 19th, 2025  
Days on Market        12  
Zoning                    RCG  
HOA Fees                263  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            CIR Realty

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