

# \$749,900 - 23 Rockyspring Gate Nw, Calgary

MLS® #A2220253

**\$749,900**

5 Bedroom, 4.00 Bathroom, 2,244 sqft  
Residential on 0.11 Acres

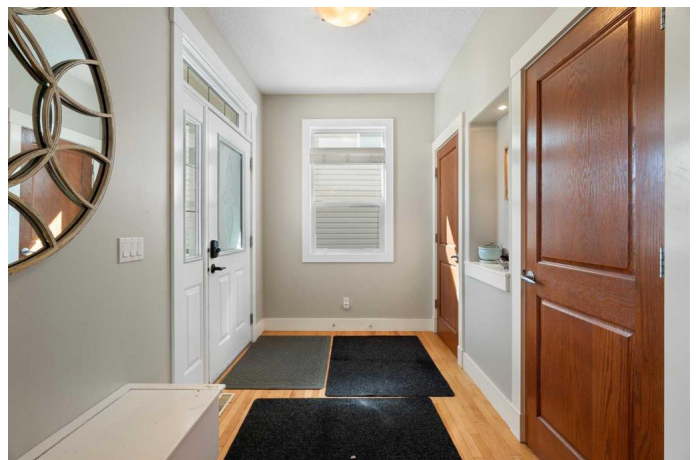
Rocky Ridge, Calgary, Alberta

Welcome to this bright and spacious 2-storey home nestled in the desirable community of Rocky Ridge. Offering nearly 3,000 sq ft of total living space, this 5-bedroom, 3.5-bathroom home delivers the ideal blend of comfort, functionality, and value.

A grand foyer welcomes you into an open-concept main floor where warm hardwood flooring, expansive windows, and a natural flow create an inviting atmosphere. The kitchen is a chef's delight, featuring granite countertops, a large island with bar seating, walk-in pantry, and ample cabinetry. The adjacent dining area opens to a sunny deck and landscaped backyard—perfect for relaxing or entertaining while enjoying picturesque mountain views. The living room is anchored by a cozy fireplace framed with custom built-ins, creating the perfect space for gatherings.

Upstairs, you'll find a generous bonus room filled with natural light, an open den or homework station, and three spacious bedrooms—including a primary suite with a walk-in closet and luxurious 5-piece ensuite. The professionally finished basement adds incredible versatility with two additional bedrooms, a full bathroom, and a large family/rec room with oversized windows.

Additional highlights include a brand-new roof, main floor laundry, double attached garage,



and fantastic curb appeal. Priced \$50,000 below recent appraised value, this home is the perfect opportunity for buyers who appreciate space, views, and potential. A few cosmetic updates will make this an exceptional long-term investment. Walking distance to parks, pathways, and community amenitiesâ€”this is Rocky Ridge living at its best.

Built in 2004

**Essential Information**

MLS® #	A2220253
Price	\$749,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,244
Acres	0.11
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	23 Rockyspring Gate Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5Z7

**Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

# of Garages 2

## Interior

Interior Features Granite Counters  
Appliances Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full

## Exterior

Exterior Features Balcony  
Lot Description Rectangular Lot  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

## Additional Information

Date Listed May 12th, 2025  
Days on Market 11  
Zoning R-CG  
HOA Fees 263  
HOA Fees Freq. ANN

## Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.