

# \$738,800 - 19 Rockyspring Green Nw, Calgary

MLS® #A2230491

**\$738,800**

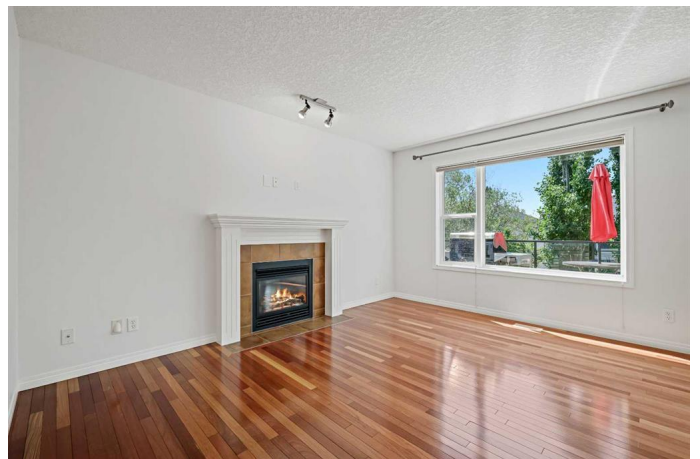
4 Bedroom, 4.00 Bathroom, 1,743 sqft

Residential on 0.08 Acres

Rocky Ridge, Calgary, Alberta

**\*JOIN US AT OUR OPEN HOUSE**

**SATURDAY JUNE 21st, 12:00-3:00PM\*** Here is the one you have been waiting for! Over 2400 sq ft of living space with 4 bedrooms, 3.5 bathrooms, and walk-out basement with illegal suite. Located on a quiet cul-de-sac that opens up onto Rockyspring Playground, perfect spot for young families! As you enter the home you are greeted by the gleaming cherry hardwood flooring guiding you into the open concept floorplan with tons of natural light. Large living room with cozy tile faced fireplace and picture window. Gorgeous kitchen with chocolate-stained maple shaker cabinets, tile backsplash, newer stainless-steel appliances, and corner pantry. Open bar ledge to the dining room with garden door out the wall-to-wall balcony with glass and aluminum railings and stairs down to the backyard. Sunny SW exposure and stunning mountain views make this the perfect spot to enjoy the beautiful sunsets and long summer nights. A 2-piece powder room and convenient main floor laundry complete the well laid out main floor. Head upstairs to the huge bonus room great hang out space for kids, movie/media room, or great home office space! Primary bedroom with walk-in closet and ensuite bathroom with corner soaker tub and separate shower. Good sized 2nd and 3rd bedrooms and another full 4piece bathroom complete the upper level. Fully finished walk-out basement with its own laundry and functional kitchenette/illegal suite with fridge, dishwasher,



hot plate, and hood fan. Great investment opportunity or space for teenagers, parents, nanny or guests. Good sized family room with another tile faced gas fireplace, 4th bedroom, and full 3-piece bathroom finish the lower level. Walks out to the private covered patio in the maturely landscaped SW backyard with mature trees and a storage shed. This home also comes with central A/C to stay cool on those hot summer days and has just been freshly painted. All that's left to do is move in and quick possession available! All located close to parks, schools, Tuscany C-train station, basketball/tennis courts, and tons of shopping and eateries. Plus residents can enjoy the Lake Club at Rocky Ridge, a pond with kayaks, outdoor tennis courts and beach volleyball courts. Quick access to Crowchild and Stoney Trail makes getting around a breeze!

Built in 2005

**Essential Information**

MLS® #	A2230491
Price	\$738,800
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,743
Acres	0.08
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	19 Rockyspring Green Nw
Subdivision	Rocky Ridge

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 6A3

### Amenities

Amenities	Boating, Clubhouse, Community Gardens, Fitness Center, Outdoor Pool, Picnic Area, Playground, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached, Insulated
# of Garages	2

### Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Tile
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Out

### Exterior

Exterior Features	Balcony, Garden, Private Entrance, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Irregular Lot, Landscaped, Lawn, Many Trees
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 19th, 2025
Days on Market	3
Zoning	R-CG
HOA Fees	263
HOA Fees Freq.	ANN

**Listing Details**

Listing Office                      Real Broker

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.