

193 Rockyspring Grove NW  
Calgary, Alberta

MLS # A2164730



## \$499,999

<b>Division:</b>	Rocky Ridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,427 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 395
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Quartz Counters		

**Inclusions:** Televisions, Wall Mounts, and Floating Shelves in both the living room and basement.

Welcome to 193 Rockyspring Grove NW! This stunning fully developed 3 bed, 3.5 bath semi-detached walkout townhome offers almost 1900 sq ft of developed space in the ever-popular community of Rocky Ridge! As you enter you immediately notice the pride of ownership throughout. Hardwood floors lead you through the bright open-concept main level and into the updated kitchen featuring timeless white cabinets, pot lights, updated tile backsplash, quartz countertops, and stainless steel appliances! Adjacent to the kitchen is a spacious family room as well as a dining area that provides direct access to your upper deck looking over the green space. Head to the upper level where you will find a generously sized primary bedroom that comfortably fits a king and includes a 4-piece ensuite with a large vanity and updated quartz countertops. The upper level also includes two additional good-sized bedrooms, a 4-piece main bath with quartz countertops, and a flex space that makes for a perfect reading area. The fully finished lower walkout level is complete with a rec space that can double as a tv room, at-home office, or a home gym, an additional 3-piece bath, and a lower concrete patio. The location of this complex cannot be beat surrounded by natural ravines and pathways, walking distance to the Rocky Ridge Shopping Center, 5 minutes to the state-of-the-art Shane Homes YMCA, and easy access to the beautiful Rocky Mountains with Canmore less than an hour away! Book your showing today to see the value in this beautiful home!