

\$724,900 - 23 Rockyspring Green Nw, Calgary

MLS® #A2256937

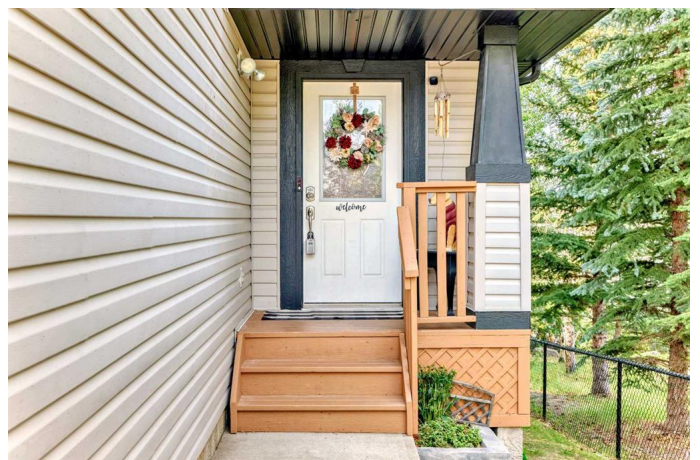
\$724,900

3 Bedroom, 4.00 Bathroom, 1,890 sqft

Residential on 0.09 Acres

Rocky Ridge, Calgary, Alberta

This gorgeous 3 bed, 4 bath executive home is located on a quiet cul-de-sac in the family friendly community of Rocky Ridge and comes with a fully finished walk-out basement. The main level consists of an open plan with gleaming hardwood floors, high ceilings and large windows that bring in tons of natural sunlight. The kitchen is a Chef's delight offering upgraded S/S appliances, custom cabinets, a corner pantry plus granite counter-tops and a large center island that overlooks the huge living room with a cozy gas fireplace. Completing the main level is a 2pc bath, laundry area plus a good sized dining room that grants access to a large South facing deck overlooking the private backyard with a park beside. Upstairs you will find a huge bonus room and office in the front part of the home. The Master retreat comes with a walk-in closet, 4pc ensuite with a jacuzzi tub plus mountain views. Two additional bedrooms and another 4pc bath complete the upper level. The walkout basement is fully finished offering an oversized family room, 2pc bath, extra storage space plus slider doors leading to a lovely patio with a firepit. Additional bonuses include FULL access to the Rocky Ridge Ranch Homeowners Association which offers year round activities such as Tennis/Basketball Courts, Playground, Splash Pool, Lake/Boat Rentals plus a Skating Rink and Snow Clearing in the Winter. This home is located close to schools, parks, the YMCA, major shopping/restaurants, City transit and



easy access to main roadways.

Built in 2005

Essential Information

MLS® #	A2256937
Price	\$724,900
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,890
Acres	0.09
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	23 Rockyspring Green Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 6A3

Amenities

Amenities	Playground
Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Tile, Mantle
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Walk-Out

Exterior

Exterior Features	Balcony, Private Yard, Fire Pit
Lot Description	Back Yard, Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Few Trees, Landscaped, Private
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 15th, 2025
Days on Market	31
Zoning	R-CG
HOA Fees	263
HOA Fees Freq.	ANN

Listing Details

Listing Office	2% Realty
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