



ID# 10727

MLS®# A1028447

\$514,900



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Rocky Ridge Ranch 53 Rockysprings Point NW Calgary

Single Family
2-Storey
Year Built:2005



For additional information on this listing
please call the Seller at:

403-921-4737

Property Highlights

EXCELLENT fully developed detached home in Rocky Ridge with easy access to shopping, amenities, public transit, and greenspace! This 2139 sq ft storey home has plenty of room featuring 3 bedrooms up + 1 bedroom down. Large welcoming entrance with front coat closet that opens into the office/den space. Kitchen features black appliances, maple cabinets, large center island with eat-up bar, and large walk through pantry. The living room offers a gas fireplace, large windows letting in lots of natural light. Spacious dining area, hardwood floors & 9 ft ceilings throughout the main floor, 2 piece bathroom, & main floor laundry room. Upstairs you will find a massive open concept bonus room with vaulted ceiling & beautiful maple railing. West facing large master bedroom with huge walk-in closet and 5 piece ensuite. Two large bedrooms wi...

[A FULL DESCRIPTION OF THIS PROPERTY, CAN BE VIEWED ONLINE AT RHINOREALTY.COM/?ID=10727](https://rhinorealty.com/?ID=10727)



This Owner Participation client has chosen to deal directly with buyers, or buyer's agents, for all offers and negotiations. If you have viewed this property through the Seller, and now wish to submit an offer, please contact (or have your agent contact) the Seller directly at 403-921-4737.

All information is believed to be accurate, but is not guaranteed.
Property information should be verified by the buyer and/or buyer's agent.



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PROPERTY DETAILS

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53 Rockysprings Point NW
Calgary, AB T3G 6A1

GENERAL DETAILS

Community: Rocky Ridge Ranch
Property Type: Single Family
Style: 2-Storey, detached
Year Built: 2005
of Finished Levels: 3
Sq Ft Above Grade: 2139
Total Dev'pd Sq Ft: 2987
Front Windows Face: East
Back Yard Faces: West

INTERIOR

Bedrooms: 4 total; 3 above grade; 1 below grade
Bathrooms: one 2-piece; one 3-piece; one 4-piece; one 5-piece

Rooms	Level	Size Feet	Size Metres
Living Room	Main Floor	14.0x14.5	4.3x4.4
Dining Room	Main Floor	8.7x13.0	2.7x4.0
Kitchen	Main Floor	12.0x12.2	3.7x3.7
Den	Main Floor	9.6x10.0	2.9x3.0
Bonus Room	Upper Floor(s)	14.8x19.0	4.5x5.8
Rec Room	Basement	17.1x25.8	5.2x7.9
Master Bedroom	Upper Floor(s)	13.0x17.8	4.0x5.4
Bedroom	Upper Floor(s)	9.7x12.0	3.0x3.7
Bedroom	Upper Floor(s)	9.7x12.0	3.0x3.7
Bedroom	Basement	6.10x12.2	1.9x3.7
Laundry Room	Main Floor	5.2x7.3	1.6x2.2

Basement: full, fully finished
Flooring: hardwood, tile, carpet
Fireplace(s): 1
Fireplace Fuel: Natural Gas
Heating: 1 Forced Air Furnace
Heat Fuel: Natural Gas
of Hot Water Tanks: 1
Included Items: refrigerator, electric stove, microwave/hoodfan, washer, dryer, dishwasher, garage opener & controls, all window coverings, central vacuum attachments, compactor
Interior Features: 9ft ceilings, black appliances, no smoking

EXTERIOR

Exterior Finish: vinyl siding
Foundation: Concrete
Roof: Asphalt
Parking Type: double attached
Total # of Parking Spots: 4
Location Attributes: fenced, fully landscaped, public transportation nearby, shopping nearby, across from greenspace
Yard and Exterior Features: deck, landscaped

LEGAL, TAXES & FEES

Lot Dimensions	Feet	Metres
Lot Width at Front	36.9	11.25
Lot Width at Rear:	35.9	10.94
Lot Depth (Average):	103.8	31.64
Lot Area:	3649.0	339

Lot Shape: Rectangular
Real Property Report Status: Check with Seller
Property Taxes: \$3203, Annual
HOA Fee: \$250, Annual



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