

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

MLS® #A2220253

\$749,900

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

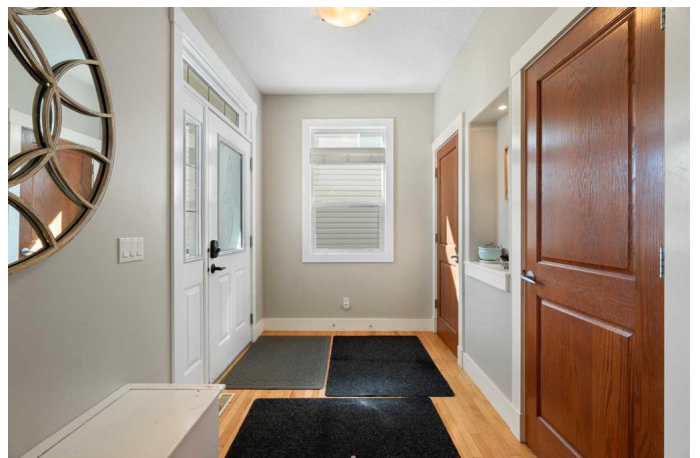
Rocky Ridge, Calgary, Alberta

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 amenities—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 12
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.