

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

MLS® #A2220253

**\$749,900**

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

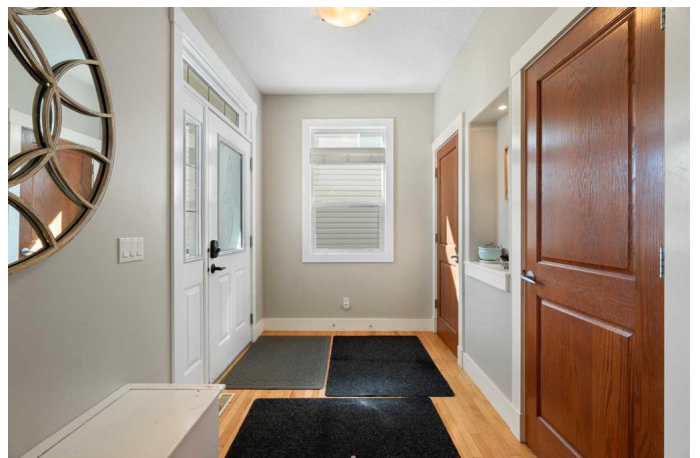
Rocky Ridge, Calgary, Alberta

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 6  
Zoning R-CG  
HOA Fees 263  
HOA Fees Freq. ANN

## Listing Details

Listing Office eXp Realty

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