

**162 Rockyspring Circle NW
Calgary, Alberta**

MLS # A2174954



\$850,000

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,018 sq.ft.	Age:	2006 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Greenbelt, Landscaped, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, See Remarks		

Inclusions: Alarm equipment, garage heater, fridge & freezer in the garage

Tucked along a peaceful ravine and pathway, this beautifully renovated home offers stunning views in every season, with autumn's golden leaves creating a breathtaking backdrop. From the upper deck, you can also enjoy panoramic mountain views. The pathway behind the home leads to nearby amenities, including the Rocky Ridge Co-op, blending convenience with nature. Wide-plank white oak laminate flooring extends throughout the main and upper levels, adding warmth and character to every room. The renovated kitchen combines style and function with ample cabinetry, a full wall of counter space, a beverage fridge, and a display cabinet with glass doors. A striking tile backsplash features custom detail above the five-burner gas stove, creating a beautiful focal point, while the island—with its rich espresso-toned cabinetry and farmhouse sink—anchors the space. The kitchen opens to a spacious dining nook with access to the back deck, where you can relax and enjoy the ravine views, and connects seamlessly to the inviting family room, centred around a cozy fireplace. The laundry/mudroom offers practicality with newer washer and dryer (2023), built-in cabinets, a laundry sink, and access to the heated garage—a welcome feature during winter months. In addition to these thoughtful updates, the home also benefits from a new air conditioning system installed in 2022, a high-efficiency furnace added the same year, and a hot water tank replaced in 2019. Upstairs, the bonus room offers versatility, providing enough space for multiple zones. Three well-appointed bedrooms include the primary suite, which overlooks the ravine and features a walk-in closet and an ensuite with dual sinks, a jetted tub, and a separate shower. The walkout basement is bright and welcoming, with a large recreation room, a fourth bedroom, and a full

bathroom. The covered back deck offers privacy, surrounded by mature trees, and the yard includes a storage shed for added convenience. Whether enjoying mountain views from the upper deck or taking a stroll along the ravine pathway, this home offers a seamless blend of natural beauty, modern comforts, and thoughtful upgrades.