

173 Rockyspring Grove NW
Calgary, Alberta

MLS # A2180175



\$520,000

Division:	Rocky Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,503 sq.ft.	Age:	2006 (18 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Front Drive		
Lot Size:	0.06 Acre		
Lot Feat:	Backs on to Park/Green Space, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 486
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

Imagine waking up in a serene community surrounded by green spaces and a quick drive to the mountains. This versatile duplex complex in Rocky Ridge offers not just a home but a lifestyle tailored for families, young professionals, or friends seeking the perfect balance of comfort, practicality, and charm. As you step inside, the sunlit open-concept main floor invites you to unwind and connect. Picture yourself preparing meals in the stylish kitchen while loved ones gather in the cozy living room or spill out onto the deck. The warmth of the hardwood floors and the effortless flow make this space perfect for everything from quiet evenings to lively get-togethers. The unique layout on the upper floor caters to modern living. The primary bedroom is your private sanctuary with a 4-piece ensuite, while the dual-primary suite provides an ideal setup for teenagers, young adults, or roommates offering privacy and comfort with access to another 4-piece bathroom. The loft space sparks creativity, whether you use it as a home office or a quiet reading nook. Downstairs, the walkout basement complete with a 3 piece bathroom and a separate entrance opens the door to endless opportunities. Envision it as a rental suite, a haven for a young adult in your family, or the ultimate hangout space for movie nights and gatherings. Outside, this home is just steps from serene green spaces and pathways, ideal for morning jogs or peaceful evening strolls. With schools, shopping, and transit only minutes away, your daily routine feels effortless. You'll love the convenience of being close to the Shane Homes YMCA, Rocky Ridge Co-Op, and Royal Oak Shopping Centre for fitness, groceries, and shopping. Included is exclusive access to the well-appointed Rocky Ridge Community Centre and all it has to offer, including multi-use courts, water park and lake. Easy access to

Crowchild Trail and Stoney Trail makes commuting downtown or across the city a breeze, ensuring you stay connected to everything Calgary has to offer. And with a double attached garage, driveway, and ample visitor parking, there's plenty of space for your vehicles and for your guests when you're hosting barbecues, cozy dinners, or weekend gatherings. This home isn't just a place to live; it's where you'll create memories, share laughter, and find moments of peace. Come experience the lifestyle that awaits at High Pointe Estates. Book your showing today!