

160 Rockyspring Grove NW
Calgary, Alberta

MLS # A2222618



\$496,900

Division:	Rocky Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,428 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 414
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, No Smoking Home, Open Floorplan		

Inclusions: N/A

OPEN HOUSE SATURDAY MAY 24, 1-2:30pm. Bright & Beautiful Townhouse in Rocky Ridge with Mountain Views! This home offers a perfect blend of comfort, style, and location—ideal for families, professionals, or anyone seeking a peaceful lifestyle with convenient city access. Step inside to a bright, open-concept main floor featuring a lovely kitchen including a breakfast bar, and a cozy dining room with direct access to the brand-new composite deck. The private deck opens onto lush green space, creating a peaceful and private outdoor setting ideal for morning coffee or evening relaxation. Large windows fill the home with natural light and showcase stunning mountain views. The spacious living and dining areas are perfect for everyday living or entertaining guests. A convenient 2-piece bathroom completes the main level. Upstairs, you’ll find a thoughtfully designed layout featuring three generously sized bedrooms. The large primary bedroom includes a generously sized walk-in closet and a private 4-piece ensuite bathroom. 2 additional bedrooms, a second 4-piece bathroom, and a versatile office/loft bonus area complete the upper level—perfect for a home office. The unfinished basement offers endless potential—whether you envision a home gym, media room, or guest suite, it's a blank canvas ready for your creative ideas. There are many exceptional features of this home including an insulated and dry-walled single-attached garage, iron spindle railings, 9-ft ceilings on the main floor and doors throughout. Nestled between a natural ravine and the scenic Bearspaw acreages, this home offers a rare sense of tranquility and breathtaking views, while still being accessible. You’re just 2 minutes from Crowchild Trail, with easy access to Stoney Trail and Country Hills Boulevard, making commuting or getting around the city

effortless. Enjoy the convenience of being a short walk to the Rocky Ridge YMCA Leisure Centre, a state-of-the-art facility with swimming, fitness, and recreation for all ages. You're also close to grocery stores, restaurants, cafes, and shopping, making every day errands simple and quick. Outdoor lovers will appreciate the access to scenic walking and biking paths, and the Rocky Ridge community amenities, which include tennis courts, a pond, splash pool, and parks. A public tennis court near Tuscany Station is also just minutes away. Whether you're soaking in the mountain views, relaxing on your private deck, or enjoying the vibrant community around you, this Rocky Ridge townhouse offers the perfect balance of nature, convenience, and modern living. Don't miss your opportunity to call one of NW Calgary's most desirable communities home!