

\$850,000 - 162 Rockyspring Circle Nw, Calgary

MLS® #A2174954

\$850,000

4 Bedroom, 4.00 Bathroom, 2,018 sqft

Residential on 0.11 Acres

Rocky Ridge, Calgary, Alberta

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.

Built in 2006

Essential Information

MLS® #	A2174954
Price	\$850,000
Sold Price	\$862,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,018
Acres	0.11
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	162 Rockyspring Circle Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5Z9

Amenities

Amenities	Picnic Area, Playground, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached, Heated Garage

Interior

Interior Features	Kitchen Island, Open Floorplan, Quartz Counters, See Remarks
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings, Bar Fridge, Gas Stove, Oven
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, Landscaped, Views, Greenbelt
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	October 30th, 2024
Date Sold	November 8th, 2024
Days on Market	9
Zoning	R-CG
HOA Fees	263.00

HOA Fees Freq. ANN

Listing Details

Listing Office Real Broker

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