



GRASSROOTS
REALTY GROUP

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72 Rockyspring Circle NW
Calgary, Alberta

MLS # A2280155



\$849,900

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,475 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Greenbelt, Landscaped, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan		

Inclusions: N/A

Impressive two-storey walkout home offering 2,484 sq ft, backing west onto natural green space with stunning mountain views. The upper level features four spacious bedrooms, including a generous primary retreat with walk-in closet and a large ensuite complete with double sinks, a jetted soaker tub, and a separate shower, along with a bright bonus room ideal for family living. The main floor is thoughtfully laid out with a den/home office, a welcoming great room, and a large open-concept kitchen with dedicated dining area—perfect for both everyday living and entertaining. Upgrades include hardwood flooring, tile in bathrooms, granite countertops, and stainless steel appliances. The full walkout basement remains undeveloped, offering excellent future potential. This home has been exceptionally well maintained inside and out, making it truly move-in ready. Enjoy breathtaking mountain views from the kitchen, great room, bonus room, primary bedroom, and even the walkout level. Ideally located within walking distance to the neighbourhood CO-OP and Bearspaw Golf Course, with quick access to shopping and amenities by car. Residents also enjoy a fantastic community centre featuring tennis courts, a water park, and more—an outstanding setting for family living.