



**72 Rockyspring Circle NW  
Calgary, Alberta**

**MLS # A2280155**



**\$849,900**

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

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