



**GRASSROOTS**  
REALTY GROUP

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**189 Rockyspring Terrace NW  
Calgary, Alberta**

**MLS # A2280999**



**\$889,900**

<b>Division:</b>	Rocky Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,421 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Ceiling Fan(s), Central Vacuum, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		
<b>Inclusions:</b>	Hanging fireplace in basement		

Welcome to this beautifully maintained two-storey home, ideally situated on a desirable corner lot in the highly sought-after community of Rocky Ridge. Offering 2,420 sq ft of above-grade living space plus an additional 1,113 sq ft in the fully developed walkout basement, this home delivers exceptional space, comfort, and versatility for today's modern family. The main level features a bright and open-concept layout with rich hardwood flooring and large windows that flood the home with natural light. The spacious living room is anchored by a cozy fireplace with custom surround and built-in niches, creating a warm and inviting focal point. Adjacent is a generously sized dining area, perfect for hosting family gatherings and entertaining guests. At the heart of the home is the thoughtfully designed kitchen, showcasing a huge central island, granite countertops, stainless steel appliances, and ample cabinetry. A walk-through corner pantry offers seamless flow to the mudroom and garage, while the sunny breakfast nook provides the perfect spot for casual meals and everyday living. A convenient main-floor laundry room and a stylish powder room complete this level with functionality and flair. Upstairs, you'll find three spacious bedrooms, including a beautiful primary retreat designed for relaxation. The primary bedroom features large windows, soft natural light, and a tranquil atmosphere, complemented by a luxurious ensuite with dual vanities, a deep soaker tub, and a separate shower — your own private spa-like escape. The additional bedrooms are well-sized and versatile, ideal for children, guests, or a home office. A standout feature of the upper level is the expansive bonus room, offering a perfect space for movie nights, a play area, or a secondary living room. With vaulted ceilings, large windows, and an open feel overlooking the main floor, this

space adds incredible flexibility and family-friendly functionality. The fully developed walkout basement extends the home's living space with a generous recreation area, a fourth bedroom, and a full bathroom, making it ideal for guests, teens, or a private home office. Large windows and direct access to the backyard ensure this level is filled with natural light and feels bright and welcoming — a rare and highly desirable feature. Outside, enjoy your beautifully landscaped and fenced backyard, complete with a raised deck off the main level and a lower patio, offering multiple outdoor spaces to relax, entertain, and enjoy Calgary's seasons. The corner lot provides additional privacy and yard space, while the mature trees and thoughtful landscaping create a peaceful outdoor retreat. Additional highlights include a double attached garage, abundant storage throughout, and a prime location close to top-rated schools, parks, pathways, and easy access to major routes and amenities. This is a rare opportunity to own a spacious, well-appointed family home in one of northwest Calgary's most desirable communities.