



**322 Rockyspring Circle NW  
Calgary, Alberta**

**MLS # A2301357**



**\$735,000**

<b>Division:</b>	Rocky Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,035 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Heated Garage		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Street Lighting		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Kitchen Island, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** TV bracket in bonus room

Welcome to this beautifully maintained two-storey home in the sought-after community of Rocky Ridge, where comfort, convenience, and nature come together. Perfectly positioned with stunning mountain views from the front, this home offers an exceptional lifestyle at the gateway to the Rocky Mountains. The inviting main floor is bright and open, designed with modern living in mind. Large windows flood the space with natural light, highlighting the contemporary finishes and the cozy gas fireplace that anchors the living area. The layout flows seamlessly, ideal for both everyday living and entertaining. Upstairs, you’ll find a spacious primary bedroom retreat featuring a private 4-piece ensuite, offering comfort and functionality. The home also includes a convenient central air conditioning system and a VacuFlo central vacuum with attachments for added ease. Step outside to a large, private backyard complete with a deck—perfect for relaxing or hosting summer gatherings. The unfinished basement provides excellent future potential and already includes a 3-piece bathroom rough-in. Let's not forget to talk about the newer roof shingles and irrigation system! This home also features a front-attached double garage and is ideally located close to transit, scenic pathways, and everyday amenities. Residents enjoy exclusive access to Rocky Ridge Ranch, a private community hub featuring a pond, skating rink, splash park, playground, basketball court, and tennis/pickleball courts. Plus, the nearby Shane Homes YMCA at Rocky Ridge offers top-tier fitness and recreational facilities. A rare opportunity to own a home that blends modern comfort with unbeatable access to nature and community living.