



**214 Rockyspring Circle NW
Calgary, Alberta**

MLS # A2319418



\$839,800

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,246 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Fireplace(s), Forced Air	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:	Breakfast Bar, Ceiling Fan(s), High Ceilings, Pantry, Walk-In Closet(s)		

Inclusions: Pool table and Projector(as is)

Beautifully renovated walkout home in the highly desirable community of Rocky Ridge, backing onto a scenic pathway and showcasing Rocky Mountain views from both the home and backyard. Located on a quiet street with a sunny southeast-facing rear exposure, this spacious 5-bedroom home offers an exceptional combination of comfort, functionality, and convenience. The bright, open layout features soaring vaulted ceilings, rich hardwood flooring, newer carpet, elegant tile work, custom built-ins, and oversized windows that flood the home with natural light while framing beautiful mountain views. The updated kitchen showcases granite countertops, newer appliances, and a generous breakfast nook with access to the upper deck—perfect for enjoying morning sun and mountain vistas. Upstairs offers four spacious bedrooms, including a private primary retreat with a walk-in closet and a well-appointed ensuite. The fully finished walkout basement is designed for entertaining, featuring a wet bar, recreation space, home theatre area, an additional bedroom, and a bathroom with a steam shower. Heated floors in the basement entrance and bathroom add extra comfort year-round. Notable upgrades include a newer roof with premium underlayment, updated cedar siding, and newer blinds, along with numerous thoughtful improvements throughout. Just minutes from the YMCA, LRT, schools, shopping, and extensive walking paths, this move-in-ready home delivers exceptional living in one of NW Calgary’s most sought-after communities.