



GRASSROOTS
REALTY GROUP

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27 Rockyspring Gate NW
Calgary, Alberta

MLS # A2344869



\$750,000

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,141 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Irregular Lot, Low Maintenance Landscape, No Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions: Water Softener plus the VacuFlo and the attachments.

OPEN HOUSE THIS SATURDAY, OCT 3RD 1:30 TO 4PM. Welcome to this meticulously maintained home in the sought-after community of Rocky Ridge! Ideally located near popular bike paths, walking trails, parks, playgrounds, the Bow River, the world-renowned Shane Homes YMCA, and offering easy access to the mountains, this exceptional family home combines comfort, space, views, and an unbeatable location. Enjoy breathtaking Rocky Mountain views from this spacious home featuring 3 large bedrooms, including a beautiful primary suite with a walk-in closet and luxurious 5-piece ensuite, plus a massive bonus room with soaring ceilings. The bright, open-concept main level features high ceilings, a welcoming foyer, formal dining area, spacious kitchen with a large island, and inviting living room complete with a lovely fireplace. Step outside to your southwest-facing backyard, featuring a large deck and beautifully landscaped lawn — perfect for relaxing or entertaining. With over 2,100 square feet of living space, this is an ideal home for a growing family. You're close to shopping, major grocery stores, restaurants, coffee shops, schools, public transit and the Tuscany LRT, with easy access to Country Hills Boulevard, Stoney Trail and Crowchild Trail. And for weekend getaways, Canmore and Banff are less than an hour away. With so much to offer at this price, this exceptional Rocky Ridge home won't last. Call today to book your private showing!