

# \$496,900 - 160 Rockyspring Grove Nw, Calgary

MLS® #A2222618

**\$496,900**

3 Bedroom, 3.00 Bathroom, 1,428 sqft  
Residential on 0.05 Acres

Rocky Ridge, Calgary, Alberta

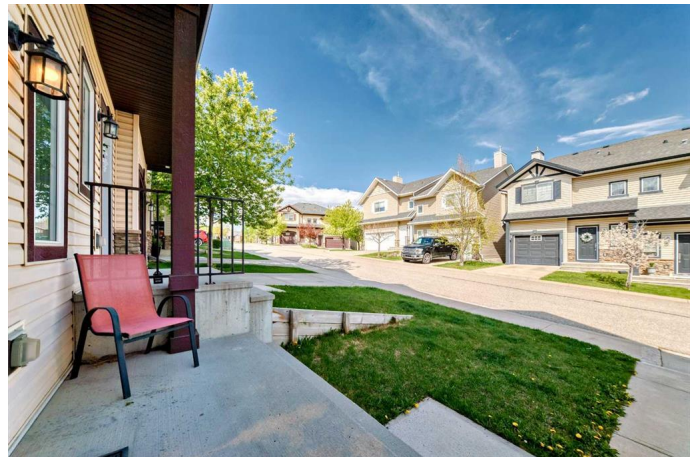
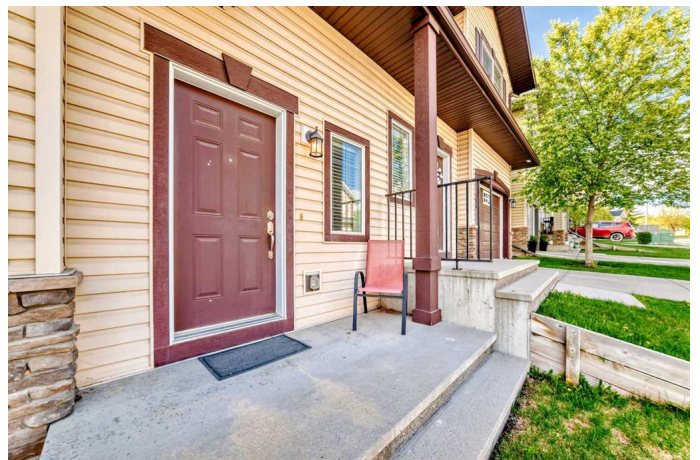
OPEN HOUSE SATURDAY JUNE 7,  
1-2:30pm. Bright & Beautiful Townhouse in  
Rocky Ridge with Mountain Views! This home  
offers a perfect blend of comfort, style, and  
locationâ€”ideal for families, professionals, or  
anyone seeking a peaceful lifestyle with  
convenient city access.

Step inside to a bright, open-concept main  
floor featuring a lovely kitchen including a  
breakfast bar, and a cozy dining room with  
direct access to the brand-new composite  
deck. The private deck opens onto lush green  
space, creating a peaceful and private outdoor  
setting ideal for morning coffee or evening  
relaxation.

Large windows fill the home with natural light  
and showcase stunning mountain views. The  
spacious living and dining areas are perfect for  
everyday living or entertaining guests. A  
convenient 2-piece bathroom completes the  
main level.

Upstairs, youâ€™ll find a thoughtfully  
designed layout featuring three generously  
sized bedrooms. The large primary bedroom  
includes a generously sized walk-in closet and  
a private 4-piece ensuite bathroom. 2  
additional bedrooms, a second 4-piece  
bathroom, and a versatile office/loft bonus  
area complete the upper levelâ€”perfect for a  
home office.

The unfinished basement offers endless  
potentialâ€”whether you envision a home gym,  
media room, or guest suite, it's a blank canvas  
ready for your creative ideas.



There are many exceptional features of this home including an insulated and dry-walled single-attached garage, iron spindle railings, 9-ft ceilings on the main floor and 8' doors throughout.

Nestled between a natural ravine and the scenic Bearspaw acreages, this home offers a rare sense of tranquility and breathtaking views, while still being accessible. You're just 2 minutes from Crowchild Trail, with easy access to Stoney Trail and Country Hills Boulevard, making commuting or getting around the city effortless.

Enjoy the convenience of being a short walk to the Rocky Ridge YMCA Leisure Centre, a state-of-the-art facility with swimming, fitness, and recreation for all ages. You're also close to grocery stores, restaurants, cafes, and shopping, making every day errands simple and quick.

Outdoor lovers will appreciate the access to scenic walking and biking paths, and the Rocky Ridge community amenities, which include tennis courts, a pond, splash pool, and parks. A public tennis court near Tuscany Station is also just minutes away.

Whether you're soaking in the mountain views, relaxing on your private deck, or enjoying the vibrant community around you, this Rocky Ridge townhouse offers the perfect balance of nature, convenience, and modern living.

Don't miss your opportunity to call one of NW Calgary's most desirable communities home!

Built in 2006

### **Essential Information**

MLS® #	A2222618
Price	\$496,900
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,428
Acres	0.05
Year Built	2006
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	160 Rockyspring Grove Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G0A9

### Amenities

Amenities	Other
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	High Ceilings, No Smoking Home, Open Floorplan, Breakfast Bar
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 22nd, 2025
Days on Market	16
Zoning	R-CG
HOA Fees	263
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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