



## 160 Rockyspring Grove Calgary Alberta

\$489,900

OPEN HOUSE SAT JUNE 21, 1-3:30pm. Bright & Beautiful Townhouse in Rocky Ridge with Mountain Views!

This home offers a perfect blend of comfort, style, and location—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, you'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 level—perfect for a home office. The unfinished basement offers endless potential—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 Roc...

Dining room 7.92 Ft x 9.25 Ft

Kitchen 11.42 Ft x 9.25 Ft

Living room 10.75 Ft x 15.00 Ft

Pantry 3.33 Ft x 3.33 Ft

2pc Bathroom 4.58 Ft x 4.58 Ft

Other 4.92 Ft x 5.75 Ft

Bedroom 11.17 Ft x 10.17 Ft

4pc Bathroom 8.67 Ft x 4.92 Ft

Bonus Room 12.00 Ft x 11.17 Ft

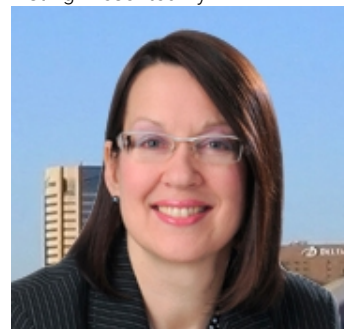
Primary Bedroom 14.33 Ft x 11.08 Ft

Other 8.67 Ft x 5.92 Ft

4pc Bathroom 11.00 Ft x 4.92 Ft

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Listing Presented By:



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**RE/MAX**

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