



## 162 Rockyspring Circle Calgary Alberta

\$850,000

Tucked along a peaceful ravine and pathway, this beautifully renovated home offers stunning views in every season, with autumn's golden leaves creating a breathtaking backdrop. From the upper deck, you can also enjoy panoramic mountain views. The pathway behind the home leads to nearby amenities, including the Rocky Ridge Co-op, blending convenience with nature. Wide-plank white oak laminate flooring extends throughout the main and upper levels, adding warmth and character to every room. The renovated kitchen combines style and function with ample cabinetry, a full wall of counter space, a beverage fridge, and a display cabinet with glass doors. A striking tile backsplash features custom detail above the five-burner gas stove, creating a beautiful focal point, while the island—with its rich espresso-toned cabinetry and farmhouse sink—anchors the space. The kitchen opens to a spacious dining nook with access to the back deck, where you can relax and enjoy the ravine views, and connects seamlessly to the inviting family room, centred around a cozy fireplace. The laundry/mudroom offers practicality with newer washer and dryer (2023), built-in cabinets, a laundry sink, and access to the heated garage—a welcome feature during winter months. In addition to these thoughtful updates, the home also benefits from a new air conditioning system installed in 2022, a high-efficiency furnace added the same year, and a hot water tank replaced in 2019. Upstairs, the bonus room offers versatility, providing enough space for multiple zones. Three well-appointed bedrooms include the primary suite, which overlooks the ravine and features a walk-in closet and an ensuite with dual sinks, a jetted tub, and a separate shower. The walkout basement is bright and welcoming, with a large recreation room, a fourth bedroom, and a full bathroom. The covered back deck offers privacy, surrounded by ...

3pc Bathroom 7.00 Ft x 6.58 Ft

Bedroom 10.75 Ft x 12.75 Ft

Recreational, Games room 25.83 Ft x 18.25 Ft

Furnace 10.92 Ft x 9.67 Ft

2pc Bathroom 4.67 Ft x 6.00 Ft

Dining room 15.42 Ft x 6.08 Ft

Living room 19.50 Ft x 15.42 Ft

4pc Bathroom 7.50 Ft x 5.00 Ft

5pc Bathroom 7.67 Ft x 11.67 Ft

Bedroom 11.42 Ft x 9.08 Ft

Bedroom 12.33 Ft x 12.92 Ft

Bonus Room 19.00 Ft x 13.58 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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CIR

REALTY

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Kitchen 7.83 Ft x 15.92 Ft

Primary Bedroom 14.25 Ft x 13.00 Ft

Laundry room 6.17 Ft x 9.58 Ft