



## 90 Rockyspring Circle Calgary Alberta

\$814,900

Welcome to this exceptional family home, nestled on a peaceful street in the highly coveted community of Rocky Ridge. Positioned on an oversized corner lot with breathtaking mountain views, this property offers approximately 15% more land than neighbouring homes, providing both privacy & ample space. Enjoy an abundance of natural light throughout the entire home, enhanced by additional side windows and a sunny West exposure with no neighbouring homes. Rich dark hardwood floors and 9' ceilings create a sophisticated atmosphere, complemented by a gas fireplace & a grand vaulted entrance. The entrance opens to the upper level & features a large closet with a built-in bench for added storage. Perfect for entertaining, the kitchen boasts full-height solid wood cabinetry, granite countertops, & a massive central island with ample seating. Updated stainless steel appliances & a spacious walkthrough pantry add convenience & plenty of storage. The mud room area offers main floor laundry with ample storage thanks to built-in cabinetry and an additional closet. The double garage is larger than expected with fully insulated walls and flooded with light. The main floor flex room/office idea for today's dynamic work environment or an easy conversion to a main floor bedroom. A bright upper bonus room opens up to 8' ceilings with 3 generous bedrooms including an impressive master retreat offering a large walk-in closet complete with built-in organizers & drawers. Spa inspired ensuite bath with heated tile floor, large dual vanities, separate deep corner soaker tub, & glass shower enclosure. The basement is designed for entertainment & relaxation, featuring a spacious media/rec room with in-ceiling speakers, an enclosed storage area, & a cold room perfect for wine storage. Two egress windows provide the option to add a bedroom & a huge 3-piece bathroom with a fully tiled shower com...

3pc Bathroom Measurements not available

Media 36.17 Ft x 12.00 Ft

Kitchen 12.83 Ft x 10.58 Ft

Dining room 10.25 Ft x 7.00 Ft

Living room 16.33 Ft x 16.83 Ft

2pc Bathroom Measurements not available

Bonus Room 13.92 Ft x 15.00 Ft

Primary Bedroom 20.17 Ft x 13.25 Ft

5pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Bedroom 12.25 Ft x 10.08 Ft

Bedroom 12.50 Ft x 10.00 Ft

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Listing Presented By:



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