



## 306 Rockyspring Circle Calgary Alberta

\$735,000

Discover this beautifully maintained 2-storey home in the sought-after community of Rocky Ridge, offering exceptional value with a one-bedroom LEGAL BASEMENT SUITE was completed in 2025—ideal for rental income, extended family, or guests. The bright main level features hardwood flooring, large windows, and an open-concept layout. The kitchen offers classic cabinetry, a central island, pantry, and stainless-steel appliances, flowing into the dining area and spacious living room with a cozy gas fireplace. Main-floor laundry and a 2-piece bath add everyday convenience. Upstairs includes a generous bonus room, a private primary retreat with 4-piece ensuite and walk-in closet, plus two additional bedrooms and a full bathroom. The fully finished legal basement suite includes a bedroom, full bath, kitchen, and separate living space. Enjoy a spacious backyard with a large deck, raised garden beds, and an attached double garage. Ideally located near schools, parks, shopping, the YMCA, and major routes. The nearby Rocky Ridge Athletic Park is currently under construction and expected to be completed in 2026, adding future recreational amenities and long-term community value. Book your private showing today and see the potential for yourself! (id:6769)

4pc Bathroom 4.11 M x 9.30 M  
4pc Bathroom 9.30 M x 8.30 M  
Bedroom 8.60 M x 13.20 M  
Bedroom 10.00 M x 11.90 M  
Family room 18.00 M x 15.80 M  
Primary Bedroom 14.80 M x 18.30 M  
3pc Bathroom 8.20 M x 9.60 M  
Bedroom 10.90 M x 14.11 M

Kitchen 2.70 M x 11.30 M  
Recreational, Games room 10.30 M x 24.11 M  
2pc Bathroom 4.20 M x 4.11 M  
Dining room 11.70 M x 9.90 M  
Foyer 8.80 M x 8.40 M  
Kitchen 11.00 M x 12.10 M  
Living room 16.30 M x 15.10 M

Listing Presented By:



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eXp Realty

<https://www.buildwealthgroup.ca/>

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