

**90 Rockyspring Circle NW
Calgary, Alberta**

MLS # A2157978



\$859,900

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,326 sq.ft.	Age:	2004 (20 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Rectangular Lot		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: n/a

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 ‘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 ‘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 completes the space. A significant investment has been made in creating the incredible rear & front yard oasis. Composite raised rear deck complete with freshly stained privacy wall & 2 gas line hook-ups. Rustic plank-style stamped concrete patio with corner pergola, flower beds, custom-built natural gas fire table, & stone-clad under-deck which offers intelligent & convenient storage space with built in shelving. Offering immense value in the community, & loaded with extras like A/C, newer Culligan soft-water system, new hot water tank, irrigation, HRV system, fresh paint throughout the home, a recent furnace clean + more! Rocky Ridge offers exceptional community amenities, including the Shane Homes YMCA, scenic walking trails, playgrounds, shopping & various school options close by. Just a short drive to Downtown, hospitals, multiple expansive shopping centers, C-Train lines, and an easy escape to the mountains. Experience the perfect blend of comfort, style, and convenience in this remarkable home.