

# \$495,000 - 156 Rockyspring Grove Nw, Calgary

MLS® #A2205569

**\$495,000**

3 Bedroom, 3.00 Bathroom, 1,435 sqft

Residential on 0.05 Acres

Rocky Ridge, Calgary, Alberta

Nestled in the highly sought-after community of Rocky Ridge, this beautifully maintained two-storey townhouse offers a rare blend of natural serenity and urban convenience. This 3-bedroom, 2.5-bathroom home offers amazing views of the Rocky Mountains, no neighbours behind, and surrounded by winding walking paths and tranquil ravines, this home delivers privacy, peace, and a daily connection to nature. Whether you're a first-time buyer, young family, savvy investor, or looking to downsize in style, this home checks every box. Offering approximately 1,400 sq ft of meticulously cared for living space, the main level welcomes you with 9-foot ceilings, large windows that pour in natural light, and a smart open-concept layout perfect for entertaining or relaxing. The inviting living room is anchored by a cozy corner electric fireplace, setting the tone for comfort and warmth. The kitchen combines function and charm with classic oak cabinetry, sleek black & chrome appliances, laminate countertops, a central island with breakfast seating, and a corner pantry to keep everything organized. This area is ideal for hosting gatherings with family & friends. Step outside through the dining area to your brand-new composite deck (2024) with natural gas hookups—ideal for evening BBQs or enjoying quiet sunsets with a view of the Rockies. With no rear neighbours, your outdoor space becomes a private escape, framed by nature & fresh mountain air. A



private 2-piece powder room completes the main level. Upstairs, the practical and spacious layout continues with a generously sized primary bedroom featuring a walk-in closet and a private 4-piece ensuite. Two additional bedrooms, a second full bath, and a convenient upper-floor laundry room round out the level, making daily routines seamless & efficient. Families will love the thoughtful flow, while professionals & couples will appreciate the peace and privacy offered throughout. The partially finished basement provides flexible space for a home office, gym, rec room, or future development, while the attached insulated single-car garage adds secure parking & extra storage. The entire home is designed with timeless finishes and easy-care surfaces to support low-maintenance living, giving you more time to enjoy what matters most. As a resident, you'll enjoy access to the exclusive Rocky Ridge Ranch Homeowners Association, where lifestyle takes center stage—featuring tennis courts, a splash pad, paddle boat rentals on the lake, and year-round family events that foster a true sense of community. Whether its summer days relaxing by the water, tennis matches with neighbours, or festive winter gatherings, there's always something to look forward to. Quick access to Hwy 1A, Stoney Trail, public transit, top-rated schools, parks, playgrounds, shopping, dining, and recreational facilities, and you've found the ultimate balance of nature & convenience—right outside your door. This home offers a lifestyle defined by connection, comfort, and community.

Built in 2006

### **Essential Information**

MLS® #	A2205569
Price	\$495,000

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,435
Acres	0.05
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	156 Rockyspring Grove Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 0A9

### Amenities

Amenities	Recreation Facilities, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Driveway, Garage Door Opener, Garage Faces Front, Insulated, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Glass Doors, Insert
# of Stories	2

Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Level, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 27th, 2025
Days on Market	37
Zoning	R-CG
HOA Fees	263
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
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