\$459,900 - 156 Rockyspring Grove Nw, Calgary

MLS® #A2205569

\$459,900

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 hookup, 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 centre 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 vou'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 \$459,900

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 Snow Removal, Trash, Visitor Parking, Recreation Facilities

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, Insert, Glass Doors

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 82

Zoning R-CG

HOA Fees 263

HOA Fees Freq. ANN

Listing Details

Listing Office Real Broker

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