

**86 Rockyspring Circle NW**  
**Calgary, Alberta**

**MLS # A2321720**



**\$875,000**

<b>Division:</b>	Rocky Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,904 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Front Yard, L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, See Remarks, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, See Remarks, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, See Remarks, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		

**Inclusions:** Washer (2), Dryer (2), Dishwasher (2), Oven, Microwave, Beverage Fridge (basement), AC, Security System & Attachments, Window Coverings, Motorized Blinds & Remote (s), Gaarge Mezzanine System, Humidifier, Garage Cabinets, Bonus Room Wall Cabinets

There's a reason this home has been so deeply loved. When the current owners arrived in 2007, it was the location that made their decision easy. Close to the mountains that had long been woven into their careers and their weekends, this home offered the ability to feel connected to nature without ever feeling removed from the city. While proximity to the mountains drew them here, it was the everyday beauty of the setting that made them stay. Quiet mornings overlooking the ravine, mature trees swaying beyond the windows, welcoming neighbors, and an ever-changing seasonal backdrop of green space extending to the west. A sunlit foyer sets the tone. Wide-plank flooring carries throughout the main level, while thoughtfully added additional windows from when the home was built, pull natural light deep into the home. The reward is an open-concept living room where afternoon sunshine pours in and expansive views out to the yard become part of everyday life. At the center of it all is a beautifully renovated kitchen, where ceiling-height cabinetry and a substantial central island create a natural gathering place. Just beyond, the dining nook is framed by the same remarkable views and connects seamlessly to the outdoor living space. For the current owners, this has long been a favorite place to start the day, coffee in hand, with a good book nearby. The dedicated dog run is one of those thoughtful everyday features that quickly becomes indispensable, practical, convenient, and perfectly suited to the active outdoor lifestyle this location inspires. This home has been thoughtfully improved and meticulously maintained, with significant updates completed. The kitchen has been completely reimagined, contemporary wrought-iron railings have replaced the original staircase details, and the primary ensuite has been refreshed with elegant new tilework. AC (2024) &

Electric blinds add modern convenience throughout, while nine-foot ceilings create an airy sense of space across the main level. Upstairs, a vaulted bonus room provides a welcoming retreat for movie nights, a home office, or family gatherings, and two other secondary bedrooms await. The primary suite is a true sanctuary. Generous in scale, it offers a spacious walk-in closet and a spacious four-piece ensuite complete with a separate shower and deep soaker tub. Continue into the fully finished walkout basement, equipped with its own laundry, wet bar, a newer furnace (2024), and hot water tank (2018). This lower level offers exceptional flexibility. In recent years, it has served as comfortable accommodation for a tenant, though it is equally well suited for extended family, or older children seeking a little more independence. Chosen for its remarkable setting and thoughtfully refined over time, this is a home where meaningful upgrades, everyday comfort, and an extraordinary natural backdrop come together in perfect balance. Nearly twenty years later, the reasons its owners fell in love with it, remain as compelling as ever.