27 Rockyspring Gate NW

Calgary | Active | MLS® A2344869

$739,800









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2003**	**2,140.65 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Blue Sky

A closer look

OPEN HOUSE SATURDAY NOVEMBER 21st from 2PM to 4PM. Welcome to this meticulously maintained home in the sought-after community of Rocky Ridge! Ideally located near popular bike paths, walking trails, parks, playgrounds, the Bow River, the world-renowned Shane Homes YMCA, and offering easy access to the mountains, this exceptional family home combines comfort, space, views, and an unbeatable location. Enjoy breathtaking Rocky Mountain views from this spacious home featuring 3 large bedrooms, including a beautiful primary suite with a walk-in closet and luxurious 5-piece ensuite, plus a massive bonus room with soaring ceilings. The bright, open-concept main level features high ceilings, a welcoming foyer, formal dining area, spacious kitchen with a large island, and inviting living room complete with a lovely fireplace. Step outside to your southwest-facing backyard, featuring a large deck and beautifully landscaped lawn - perfect for relaxing or entertaining. With over 2,100 square feet of living space, this is an ideal home for a growing family. You’re close to shopping, major grocery stores, restaurants, coffee shops, schools, public transit and the Tuscany LRT, with easy access to Country Hills Boulevard, Stoney Trail and Crowchild Trail. And for weekend getaways, Canmore and Banff are less than an hour away. With so much to offer at this price, this exceptional Rocky Ridge home won’t last. Call today to book your private showing!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2344869
Bedrooms	3
Bathrooms	3
Year Built	2003
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,140.65 sq. ft.

HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	4,639 sq. ft.
Lot Frontage:	37'2"
Front Exposure:	Northeast
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2003 (Age: 23)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	0412892
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile
Cooling:	None
Fireplaces:	1

Fireplace Details:	Electric, Gas, Living Room, Mantle, Tile
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Driveway
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Main Level
HOA Fee:	$262.50
City Quadrant:	Northwest
Community:	Rocky Ridge
Amenities:	None
Appliances:	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Water Softener
Inclusions:	Water Softener plus the Vacuflo and the attachments.
Restrictions:	None Known
Main Floor	Breakfast Nook · 10' × 8' ·
Main Floor	Dining Room · 12'6" × 10'8" ·
Main Floor	Foyer · 12'2" × 3'11" ·
Main Floor	Kitchen · 21'7" × 16'11" ·
Main Floor	Living Room · 16' × 14'11" ·
Main Floor	Mud Room · 9'7" × 7'2" ·
Upper Level	Bedroom · 13'5" × 9' ·
Upper Level	Bedroom · 11'7" × 10' ·
Upper Level	Family Room · 17' × 15'8" ·
Upper Level	Bedroom - Primary · 14'3" × 12'3" ·
Title to Land:	Fee Simple

Community Features:	Golf, Lake, Other, Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Walk-In Closet(s)
Exterior Features:	Lighting
Patio And Porch Features:	Deck, Front Porch
Lot Features:	Back Yard, Irregular Lot, Low Maintenance Landscape, No Back Lane
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-CG
Listed Date:	Sep 12, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/27-rockyspring-gate-nw-calgary-a2344869/

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