

# \$829,900 - 77 Rockyspring Point Nw, Calgary

MLS® #A2204044

**\$829,900**

3 Bedroom, 4.00 Bathroom, 1,948 sqft

Residential on 0.11 Acres

Rocky Ridge, Calgary, Alberta

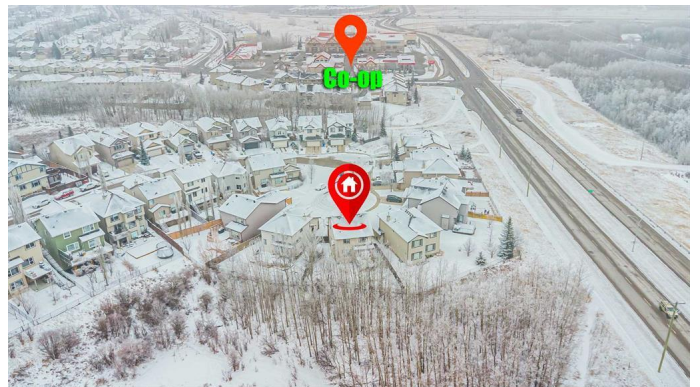
Updated | 3,160+ Sq. Ft. of Finished Living Space | Backing Onto a Green Reserve | Private Backyard Oasis

Welcome to 77 Rockyspring Point NW, a stunning 2-storey home with over 3,160 sq. ft. of finished living space, backing onto a green reserve for cool summer breezes, and ultimate backyard privacy throughout spring, summer, and autumn. This move-in-ready home has been beautifully updated, featuring new kitchen appliances, sleek quartz countertops throughout, fresh flooring, and modern upgrades.

Step inside to an open-concept main floor with a bright, inviting living space, with an updated fireplace and large windows showcasing serene nature views. The renovated kitchen boasts stylish cabinetry, new quartz countertops, and premium appliances, making it perfect for entertaining and everyday cooking.

Upstairs, the spacious bonus room overlooks the trees, creating a peaceful retreat. The primary suite features an ensuite with dual sinks, while two additional bedrooms and a full bath provide ample space for family and guests.

The fully finished basement adds even more versatile living space, featuring a large recreation area and a full 3-piece



bathâ€”perfect for a growing family, guest suite, or home office.

Outside, your private backyard oasis awaits, complete with a spacious deck, patio, fire pit, and meticulously landscaped yard, ideal for outdoor dining, relaxation, and entertaining in all three seasons. The green reserve in the back enhances tranquility, ensuring cool breezes and extra privacy.

This is a rare opportunity to own a beautifully updated home in the desirable Rocky Ridge community, close to parks, schools, shopping, and transit. Donâ€™t miss outâ€”schedule your private showing today!

Built in 2006

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2204044    |
| Price          | \$829,900   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,948       |
| Acres          | 0.11        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 77 Rockyspring Point Nw |
| Subdivision | Rocky Ridge             |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |

Postal Code T3G6A1

### Amenities

Amenities None  
Parking Spaces 4  
Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub  
Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Fire Pit, Private Yard  
Lot Description Back Yard, Cul-De-Sac, Pie Shaped Lot  
Roof Asphalt Shingle  
Construction Vinyl Siding  
Foundation Poured Concrete

### Additional Information

Date Listed March 20th, 2025  
Days on Market 40  
Zoning R-CG  
HOA Fees 263  
HOA Fees Freq. ANN

### Listing Details

Listing Office RE/MAX Landan Real Estate

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.