

306 Rockyspring Circle NW  
Calgary, Alberta

MLS # A2279779



## \$735,000

<b>Division:</b>	Rocky Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,805 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry		

**Inclusions:** In Basemen Suite: Dishwasher, Electric Oven, Microwave, Refrigerator, Washer, Dryer

Discover this beautifully maintained 2-storey home in the sought-after community of Rocky Ridge, offering exceptional value with a one-bedroom legal basement suite—ideal for rental income, extended family, or guests. The bright main level features hardwood flooring, large windows, and an open-concept layout. The kitchen offers classic cabinetry, a central island, pantry, and stainless-steel appliances, flowing into the dining area and spacious living room with a cozy gas fireplace. Main-floor laundry and a 2-piece bath add everyday convenience. Upstairs includes a generous bonus room, a private primary retreat with 4-piece ensuite and walk-in closet, plus two additional bedrooms and a full bathroom. The fully finished legal basement suite includes a bedroom, full bath, kitchen, and separate living space. Enjoy a spacious backyard with a large deck, raised garden beds, and an attached double garage. Ideally located near schools, parks, shopping, the YMCA, and major routes. The nearby Rocky Ridge Athletic Park is currently under construction and expected to be completed in 2026, adding future recreational amenities and long-term community value. Book your private showing today and see the potential for yourself!