



GRASSROOTS
REALTY GROUP

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138 Rocky Vista Circle NW
Calgary, Alberta

MLS # A2232053



\$495,000

Division:	Rocky Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,384 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Driveway, Front Drive, Garage Door Opener, Garage Fac		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Few Trees, Front Yard, L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 405
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d38
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Separate Entrance, Storage

Inclusions: n/a

HOME SWEET HOME! Welcome to this beautifully updated 3 bedroom, 2.5 bathroom home with a fully finished WALKOUT BASEMENT offering amazing modern maintenance free living in the desirable NW community of Rocky Ridge. You're going to fall in love with this exquisitely updated home! Recent upgrades include a BRAND NEW fridge, range, dishwasher, water tank, furnace, A/C, humidifier, garage door, shower door, interior doors, and fresh paint throughout, so it's move-in ready with all the big stuff already done! The main floor features a bright open-concept layout with a large, updated kitchen that flows into the dining and living room. Tons of natural light pours in all day. You'll also find a 2-piece bathroom and direct access to the garage on this level. Upstairs, there's a spacious primary bedroom with a lovely 3 piece ensuite bathroom, plus a den perfect for a private home office. Two more bright bedrooms and a full bathroom complete the upper floor. Downstairs, the WALKOUT BASEMENT is fully finished with a recreation room, laundry area, and access to a lovely green space. Living here means you're just steps from all the amazing, exclusive amenities at The Lake Club such as a fitness room, party room, theatre, basketball & tennis courts, beach volleyball, and more. Only a 10-minute walk to the LRT and just minutes to the YMCA, shops, and restaurants. This community is truly a gem with walking paths, ponds, fountains, and beautiful Mountain views. This is a perfect opportunity for investors and home buyers alike. Book your private viewing of this GEM today!