



**GRASSROOTS**  
REALTY GROUP

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**138 Rocky Vista Circle NW**  
**Calgary, Alberta**

**MLS # A2232053**



**\$515,000**

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

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

**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

**\*\*OPEN HOUSE Saturday, July 19, 2025 from 2pm-4pm and Sunday July 20th from 2-4:30pm! 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!**