



**GRASSROOTS**  
REALTY GROUP

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**142 Rocky Vista Terrace NW**  
**Calgary, Alberta**

**MLS # A2232782**



**\$625,000**

<b>Division:</b>	Rocky Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,562 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	See Remarks, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 455
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Upright Freezer Located In Mechanical Room

**NATURE LOVER'S DREAM |** Stunning POND-BACKED TOWNHOME lined with MATURE TREES and MOUNTAIN VIEWS! Discover luxury, tranquility, and exceptional design in this immaculate 2-storey walkout townhome, beautifully positioned in arguably the best location in the entire complex—backing directly onto a serene, tree lined pond with views of the majestic Rockies. From the moment you step inside, you’ll notice the attention to detail—9’ ceilings on all three levels, expansive windows framing the southwest rear exposure, fresh paint and brand new carpeting throughout. This bright and airy home offers a thoughtfully designed layout featuring two spacious primary bedrooms upstairs, each with its own spacious walk-in closet, private 4-piece ensuite - perfect for shared living or hosting guests. The main primary suite also boasts a vaulted ceiling and its own private deck—an ideal spot to enjoy your morning coffee while overlooking the peaceful pond and mountain views. Entertain with ease in the open-concept main floor, where a stylish covered deck off the dining room flows seamlessly to the outdoors. The main floor den offers the perfect work-from-home space, while the walkout basement features a cozy family room, 2 piece bath, fireplace and its own covered patio, perfect for quiet evenings or entertaining guests. The double attached garage offers everyday convenience, while the thoughtfully designed community centre enhances your lifestyle with a wide range of on-site amenities. Enjoy a rich array of features including a fully equipped fitness room, library, billiards table, private theatre room, and well-maintained tennis/pickle ball courts—all just a short stroll from your front door. This unbeatable location is just a short walk to the LRT station, and a quick drive to the Rocky Ridge YMCA, with easy access to

shopping, medical clinics, restaurants, and grocery stores&mdash;all centrally located for effortless living. A rare opportunity in a highly sought after complex. See it, love it, own it...homes like this don't come along often. Schedule your viewing now!