



GRASSROOTS
REALTY GROUP

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44 Rockyvalley Villas NW
Calgary, Alberta

MLS # A2234303



\$475,000

Division:	Rocky Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,354 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Lawn, Low Maintenance Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 461
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d38
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, Pantry, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

OPEN HOUSE Saturday July 19th noon to 2pm. Step inside and discover a spacious sanctuary in this former showhome in the desirable community of Rocky Ridge. This home boasts a bright and open layout, enhanced by impressive 9-foot ceilings that create an airy and inviting atmosphere. The entrance and kitchen/dining areas feature elegant tiled flooring, while the living room offers the warmth and durability of laminate. This home features a peninsula kitchen island with top-of-the-line stainless steel appliances, including an upgraded gas range. The dining area boasts a vaulted ceiling and an extra window, filling the space with natural light. A gas fireplace adds warmth on chilly evenings. For outdoor enthusiasts, the west-facing deck is a true highlight. Step out onto your private patio and be captivated by the stunning mountain views. And for those who love to grill, you'll appreciate the convenience of a dedicated gas line installed for your BBQ, eliminating the hassle of propane tanks. On the upper level, you'll be greeted by the plush comfort of wall-to-wall carpeting leading you to the primary bedroom, offering a serene west-facing view. Additionally you'll discover an updated 4-piece ensuite bathroom, providing a private oasis and adjacent your very own walk-in closet offers ample storage. The upper level also features another beautifully maintained 4-piece bathroom and two additional bedrooms. These generously sized rooms can easily accommodate queen-size beds, or one could be transformed into your ideal personal office space. On the lower level you'll discover the immense potential of the unfinished walk-out basement. This expansive area is a blank canvas, providing endless possibilities to create the space you've always envisioned—whether it's a home theater, an additional living area, or a fitness room. This home offers peace of mind with recent

significant upgrades, including a brand new furnace (July, 2025), a hot water tank and new roof replaced in 2023, ensuring comfort and efficiency for years to come. Location is key, and this townhouse delivers. Situated just minutes from the highway, it offers quick and convenient access to the majestic mountains, making weekend getaways, hiking expeditions, and skiing adventures effortlessly accessible. You'll also appreciate the close proximity to a wealth of essential amenities, including shopping centers, reputable schools, inviting parks, and more, all contributing to a truly convenient lifestyle. Whether you're a growing family seeking more space, a first-time home buyer looking for the perfect start, or a savvy investor recognizing a prime opportunity, this home undeniably checks all the boxes. This combination creates a fantastic opportunity you do not want to miss out on. Come and see everything this exceptional townhouse has to offer—your new home oasis awaits, book a showing today!