



GRASSROOTS
REALTY GROUP

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7, 156 Rockledge View NW
Calgary, Alberta

MLS # A2235988



\$429,500

Division:	Rocky Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,426 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 551
Basement:	Finished, See Remarks	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: N/A

Nestled in the sought-after community of Rocky Ridge, this beautifully maintained townhouse radiates pride of ownership. Featuring gleaming hardwood floors, soaring 9-foot ceilings, and great mountain views enjoyed from both the living room and the primary bedroom. Upon entry, you're welcomed by a spacious foyer that leads to a convenient storage area and direct access to the heated single attached garage. Upstairs, the main living area also features a well-appointed kitchen with a breakfast bar that flows seamlessly into the open-concept living and dining space, floor to ceiling windows and access to a large sunny west facing deck. Designed for comfort and functionality, this home offers laundry conveniently located on the upper level. Residents of this charming complex enjoy access to on-site amenities including a fitness facility, adding extra value to this already exceptional home. Ideally located just a short walk from the Tuscany LRT station, nearby shopping, and countless amenities.