



GRASSROOTS
REALTY GROUP

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8, 108 Rockledge View NW
Calgary, Alberta

MLS # A2253480



\$354,900

Division:	Rocky Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	903 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), High Ceilings

Water:	-
Sewer:	-
Condo Fee:	\$ 591
LLD:	-
Zoning:	DC (pre 1P2007)
Utilities:	-

Inclusions: N/A

Welcome to the sweeping mountain views and surrounding green spaces of Blue Sky at Rockledge View! This 2 bedroom, 2 bathroom townhome with vaulted ceilings, 2 titled, underground stalls, and separate titled storage, offers comfort, convenience and a fantastic location. The main floor entrance has a tiled foyer and flex room for an office or additional storage. Down the hall is your main floor laundry, 3 piece bathroom and primary bedroom with large windows to enjoy your gorgeous view. Make your way to the upper level into the open kitchen, dining area and living room with vaulted ceilings and access to your private balcony with stunning views of the Rockies and surrounding landscape. Down the upper hall is the second full bathroom and second bedroom which also has views of the green space behind. Take the stairs or the elevator down to the parkade to your two titled parking stalls in the heated, secured parkade, along with your additional storage unit. Next to the parkade is the nice sized, fully equipped fitness centre. Blue Sky allows two pets per unit, has ample visitor parking, and a playground steps away. The community of Rocky Ridge is a gateway to the Rocky Mountains and offers loads of amenities nearby. The Co-op Grocery Centre is walking distance and the sprawling Royal Oak Centre is a 5 minute drive. Days out can be enjoyed at Butterfield Acres, the Rocky Ridge YMCA, and the Rocky Ridge Ranch Community Association with a pond for boating, tennis courts and a splash park. Blue Sky is also conveniently located minutes from Crowchild Trail and Stoney Trail ring road. Book your showing today for the best priced unit in Blue Sky today!