



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

427 Rocky Vista Gardens NW
Calgary, Alberta

MLS # A2253685



\$700,000

Division:	Rocky Ridge		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,519 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Faces Front, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	\$ 580
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Crown Molding, Double Vanity, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Skylight(s), Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Telus Security System (paid out), Gem Stone Exterior Lights		

OPEN HOUSE SUNDAY SEPT 28 2-4pm ****BACK ON THE MARKET!**** Available for the first time since being purchased new in 2004, this gorgeous Villa is a rare offering that features everything you've been looking for; Mountain Views, Vaulted Ceilings, fully finished WALK-OUT basement, Double-Garage, a REAL dining room, Air-Conditioning, & all in a quality built BUNGALOW found within one of the most sought-after NW communities. Walking inside you may find it hard to believe that this property isn't new, as it's been so lovingly cared for & maintained by the current owner. Gleaming hardwood floors welcome you as you make your way inside, reflecting the outside light & offering just a glimpse of what's to come. Immediately to your right, a formal dining room awaits, with enough room to host a large family & fill the home with laughter that comes with it. Continuing on, your eyes are instantly drawn to the high pitches of the vaulted ceilings, then to the huge windows & the expansive panoramic views beyond them to the south & west. This open-concept living room & kitchen is so completely filled with natural light from the sunny south exposure & additional skylights above, you'll rarely need to turn on a lamp before the sun goes down. The central kitchen features an island with sink & eating bar for room for two to sit, along with a closed pantry & a suite of stainless appliances. It overlooks the living room & breakfast nook, allowing the conversations to flow no matter where you or your guests are. A cozy fireplace completes this perfect setting & (almost) makes you excited for that next big snowfall. Step outside onto the deck & bask in that full day of sunlight, but if it becomes too much, the awning provides relief when needed. The primary bedroom is found off the living room, featuring more of those vaulted ceilings

& with its own views to the SW. A luxurious 5-pc ensuite bathroom awaits, also featuring it's own skylight. Back near the front of the home, a 2nd bedroom is found & could easily be a flexible space used as a den or office. A 2pc bathroom is tucked away discretely before the laundry room that gives access to the garage. Take the stairs to the lower walk-out level & you won't believe how much space you'll find! First an expansive second living room, w/additional fireplace & plenty of room for all types of furniture/games/pool table or gym equipment. This level makes for an ideal place for guests or long term visitors with TWO additional bedrooms, one of which being an impressive 18 1/2 x 16' size & an additional full 4pc bathroom. Living in this complex means you also get access to the Manor Village building across the street & its many amenities, including a gymnasium, games & movie rooms, and outside you'll find tennis courts, & half basketball court. Across the street you'll love taking a stroll around the neighbourhood pond! Only a 5 minute walk to the Tuscany LRT station, & 2 min drive to the YMCA & Royal Oak Shopping centres. Must be seen in person!