



GRASSROOTS
REALTY GROUP

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528 Rocky Vista Gardens NW
Calgary, Alberta

MLS # A2259681



\$624,900

Division:	Rocky Ridge		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,352 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	1.22 Acres		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Lawn, No Neighb		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	\$ 498
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, No Smoking Home, Storage, Vaulted Ceiling(s)		

Inclusions: N/A

Welcome to this recently upgraded home that backs directly onto green space. Step inside and you'll notice the vaulted ceilings and luxury vinyl plank flooring that give the main level a bright, open feel. The kitchen has been updated with granite counters and stainless steel appliances, and it flows nicely into the living room where a cozy gas fireplace with tile surround and mantle makes the perfect gathering spot. The main floor offers two generously sized bedrooms, each with direct access to the back deck. The primary suite features a walk-in closet and a stunningly renovated 4-piece ensuite with dual sinks and an oversized walk-in tiled shower. A second 4-piece main bathroom and a convenient main-level laundry room complete this floor. Downstairs, the fully developed basement provides incredible additional living space. Highlights include a large bedroom with walk-in closet and 3-piece ensuite, barn doors throughout, a spacious rec room with a walk-in storage room and an electric fireplace, and plush carpeting for comfort. Additional features include central air conditioning, an attached double garage with space for a workbench or storage, and rough-in for a central vacuum system. Ideally located close to shopping, restaurants, the CTrain, and more, this property combines thoughtful upgrades, everyday convenience, and a quiet setting.