



GRASSROOTS
REALTY GROUP

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105 Rocky Vista Terrace NW
Calgary, Alberta

MLS # A2265515

\$419,750



Division:	Rocky Ridge		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	1,329 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 389
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan		

Inclusions: BBQ on balcony and Portable AC unit in mechanical room are included. Please note that Garburator not operating. Otherwise, all appliances are believed to be in normal working condition but are included on an "as-is, where-is" basis.

OPEN HOUSE Tuesday OCTOBER 28 from 3 to 5 PM. Looking for LOW MAINTENANCE living close to amenities in NW Calgary? Practical and appealing, this townhome is ideal for first time home buyers or those wanting to downsize. With 2 bedrooms and 2 baths on ONE LEVEL in ROCKY RIDGE BROWNSTONES, this home is extremely bright and spacious. The thoughtful layout with 1329 square feet, plus 12 foot vaulted ceilings in the living and dining areas, opens onto a huge balcony, providing abundant sunlight with south exposure. The living room includes a stone faced, gas fireplace with mantle, built-in shelf space and a separate work desk. The adjacent dining room and kitchen with eating bar and pantry create functional entertaining and daily living spaces. The separated bedrooms are functional, private sleeping areas. The primary bedroom offers a ensuite with corner soaker tub, separate shower and walk-in closet. The second bedroom is located next to the four piece bath and ensuite laundry. Light coloured maple hardwood, tile flooring and neutral paint colour create a decor which is adaptable to modern or traditional styling. Amenities are abundant with access to the Rocky Ridge Ranch Homeowners Association facilities (\$25 per month), close proximity to LRT station and Stoney & Crowchild Trails, plus extensive retail shopping and services minutes away. The monthly condo fee of \$389 includes professional management, exterior maintenance, snow removal and landscaping to support a carefree lifestyle. An attached single garage, plus front driveway, provides parking for two vehicles. This nicely presented, well located townhome is ready for November occupancy.