



**GRASSROOTS**  
REALTY GROUP

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7, 156 Rockledge View NW  
Calgary, Alberta

MLS # A2268462



**\$409,500**

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

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

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | 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.