



GRASSROOTS
REALTY GROUP

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**16, 181 Rocklyedge View NW
Calgary, Alberta**

MLS # A2269523



\$349,900

Division:	Rocky Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	985 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Additional Parking, Heated Garage, Parkade, See Remarks, Underground		
Lot Size:	-		
Lot Feat:	Back Lane, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 591
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: N/A

Wake up every day to sweeping Rocky Mountain views from this two-storey townhouse condominium in Rocky Ridge, featuring two titled underground heated parking stalls. Offering 985 sq ft of well-designed living space, this two-bedroom, two-bathroom home combines comfort, convenience, and an unbeatable location. The main level opens with a welcoming entryway leading to a flexible den or home office. The primary bedroom features a closet with built-in organizers, a private four-piece ensuite, and incredible west-facing mountain views. This level also includes a storage area and laundry with a stacking washer and dryer. Upstairs, large windows and a vaulted ceiling create a bright, airy feel in the open-concept kitchen, dining, and living areas. The kitchen boasts dark maple cabinetry, a tile backsplash, stainless steel appliances, plentiful cupboard space, and a breakfast bar. The dining area flows out to a 6x13 ft southwest-facing balcony with a gas line for a BBQ, the perfect spot to soak up the sunshine and mountain scenery. An additional bedroom with two closets (each with built-in organizers) and a second four-piece bathroom complete this level. This pet-friendly complex (up to two pets with board approval, dogs must weigh less than 15kgs) offers a fully equipped fitness centre and abundant visitor parking. The location is hard to beat, steps to walking and biking paths, parks, and playgrounds, plus access to the Rocky Ridge Ranch Homeowner's Association with tennis courts, skating rink, splash park, and a lake for canoeing and kayaking. A 15-minute walk brings you to Calgary Co-op, while Crowfoot Crossing's shops and restaurants, Royal Oak schools, and the Shane Homes YMCA are just minutes away. Commuting is simple with quick access to Crowchild Trail, Stoney Trail, and the Tuscany LRT station, connecting you to the University of Calgary,

SAIT, and downtown. You're also only 10 minutes from Market Mall, Foothills Hospital, Alberta Children's Hospital, Bowness Park, and Canada Olympic Park, with the gateway to the mountains right at your doorstep. Take advantage of your opportunity to see this incredible property in person, book your showing today! Be sure to check out the floor plans and 3D tour for a closer look before your visit.