

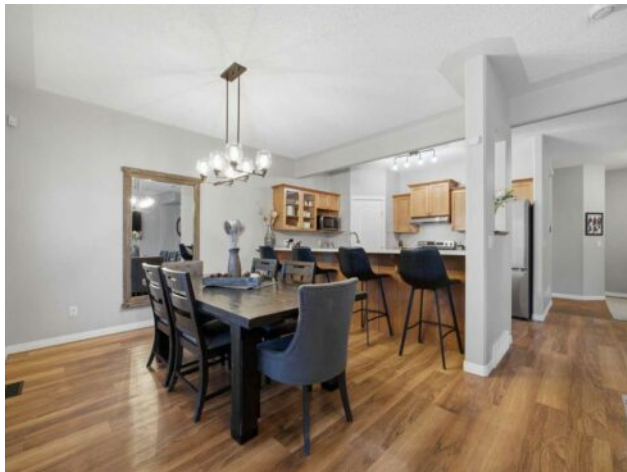


GRASSROOTS
REALTY GROUP

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6 Rocky Vista Terrace NW Calgary, Alberta

MLS # A2282695



\$624,900

Division:	Rocky Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,632 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Corner Lot, Landscaped, See Remarks, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 489
Basement:	Full	LLD:	-
Exterior:	Stone	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Pantry, See Remarks, Vinyl Windows		

Inclusions: N/A

Welcome to this beautifully updated end-unit townhome in the highly sought-after Brownstones of Rocky Ridge, where spacious living, thoughtful upgrades, and stunning mountain views come together in one exceptional property. Offering over 2,200 developed sq ft with 4 bedrooms and 3.5 bathrooms, this move-in ready home features fresh paint throughout along with upgraded flooring, lighting, countertops, backsplash, and brand new stainless steel appliances. The grand foyer welcomes you into a versatile den/home office/flex space with adjacent powder room, ideal for today's work-from-home lifestyle. The open-concept main level is perfect for entertaining, with a generous living area centered around a cozy fireplace and access to a spacious deck and BBQ area. The stylish kitchen offers abundant cabinetry, loads of counter space, walk-in pantry, massive breakfast bar, and dining area that comfortably seats a large family. Upstairs, the primary retreat impresses with vaulted ceilings, private balcony, mountain and sunset views, spa-like ensuite, and walk-in closet, along with two additional bedrooms and a full 4-piece bath. A convenient upper-floor laundry hookup remains in place if desired, though the space has been thoughtfully converted into a bright home office, with laundry currently located in the basement. The fully developed lower level provides additional living space with a family/rec room, fourth bedroom, full bath, cold room, 9's ceilings, large windows, dedicated laundry room, and plenty of storage. Enjoy low-maintenance living, amazing neighbours, and a prime location just minutes from transit, LRT, recreation facilities, and all amenities. Spacious, turnkey, and beautifully maintained, this property offers outstanding value in one of NW Calgary's most desirable communities.

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