



**12, 140 Rockyledge View NW
Calgary, Alberta**

MLS # A2286737



\$385,000

Division:	Rocky Ridge	
Type:	Residential/Five Plus	
Style:	2 Storey	
Size:	1,001 sq.ft.	Age: 2004 (22 yrs old)
Beds:	2	Baths: 2 full / 1 half
Garage:	Covered, Heated Garage, Parkade, Paved, Secured, Stall, Titled, Underground	
Lot Size:	-	
Lot Feat:	Other	

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 601
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Stone Counters, Storage		

Inclusions: Built-In Closet in Primary Bedroom, Ensuite Bathroom Storage, White Floating Shelves in Living room

Welcome to this beautifully maintained two-level townhome in Rocky Ridge, where everyday living meets extraordinary views. This is a rare opportunity to enjoy homeownership with a million-dollar Rocky Mountain backdrop! Lovingly cared for, this home reflects pride of ownership throughout. The kitchen has been thoughtfully refreshed. Featuring stainless steel appliances including a brand new refrigerator (2025), microwave hood fan (2026), and dishwasher (2024), all perfectly complemented by quartz countertops and an open-concept layout designed for both function and flow. The main floor is designed for connection, from cooking your favourite meals to stepping out onto the patio to grill and unwind on long summer evenings. Whether you're entertaining or enjoying a quiet morning coffee, the seamless indoor-outdoor flow makes it easy. Upstairs, the primary retreat invites you to wake up each morning to serene mountain views. Complete with a sophisticated built-in closet system and a private 3-piece ensuite, it's a space that feels both elevated and effortless. A second bedroom, full 4-piece bathroom, and convenient upper-floor laundry with stacked washer and dryer complete the level. Located just moments from grocery stores, everyday amenities, and extensive paved pathways, Rocky Ridge offers the perfect balance of mountain tranquility and city convenience. With quick access to Crowchild Trail, you're approximately 25 minutes to downtown Calgary or heading west toward the mountains for a weekend escape. Homeowners enjoy benefits of fully equipped on-site gym facility and gazebo. Refined, functional, and beautifully positioned, this townhome is a place you'll be proud to call home.