



**5, 172 Rockledge View NW
Calgary, Alberta**

MLS # A2295035



\$414,900

Division:	Rocky Ridge		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,138 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Enclosed, Owned, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Lawn, No Neighbours Behind, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 346
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Smoking Home, Open Floorplan, Storage		

Inclusions: *

Welcome to this beautifully maintained townhouse in the highly sought-after community of Rocky Ridge, offering over 1,450 sq. ft. of developed living space with South & West facing mountain views. Tucked away in a quiet, private location at the end of the complex, this home combines comfort, functionality, and lifestyle, with pride of ownership evident throughout. Step inside to a spacious entry-level foyer featuring a large storage area, Vacuflo system, and direct access to the single attached, heated garage, ideal for everyday convenience. The main floor impresses with soaring 9' ceilings, gleaming hardwood floors, and a bright open-concept layout designed for modern living. The kitchen features a new dishwasher and breakfast bar, seamlessly connecting to the dining and living areas. Expansive windows bring in an abundance of natural light and are enhanced by added security film on the main floor windows for peace of mind. Enjoy not one, but two front-facing decks where you can take in the west exposure and mountain views, while the private rear patio with gas BBQ hookup backs onto a quiet green space, perfect for relaxing or entertaining. Upstairs, the thoughtful layout continues with laundry conveniently located on the upper level. The primary bedroom offers mountain views along with a 3-piece ensuite, while a second bedroom and full 4-piece bathroom provide flexibility for guests, family, or a home office. Recent updates add tremendous value and make this home truly move-in ready, including new kitchen faucet, new carpet and fresh paint throughout. Additional features include upgraded smart/security locks. Residents of this well-managed complex enjoy access to on-site amenities including a fitness facility, along with a charming gazebo and additional shared outdoor space. Ideally located just minutes from the Tuscany LRT station

with quick access to Crowchild Trail, Rocky Ridge Co-op, Royal Oak Centre, and the Shane Homes YMCA, plus nearby shopping and restaurants. Surrounded by pathways, parks, and bike trails, this home offers the perfect balance of convenience and outdoor lifestyle.