



**10, 169 Rockledge View NW
Calgary, Alberta**

MLS # A2296261



\$339,000

Division:	Rocky Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	901 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	Cul-De-Sac, Landscaped, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 615
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Vaulted Ceiling(s)		

Inclusions: None

Welcome to Blue Sky in Rocky Ridge! Endless rocky mountain views give your new home an incredible backdrop at this 2 bedroom, 2 bathroom townhome in NW Calgary. With over 900 sq ft spread out over two floors, this sunny townhome features vaulted ceilings, newer stainless-steel appliances, a west facing deck with beautiful mountain views, two titled underground parking stalls, as well as titled storage. Entering on the main floor, you're greeted by a cozy den/office space. Follow the hallway down to your primary bedroom - light flows in through the west facing windows, and you'll have a great closet and your own 3-piece ensuite. In-suite laundry and additional storage complete this level. Walking upstairs, the sunshine pours through the dramatic windows, thanks to the vaulted ceiling. You'll love the views of the rocky mountains as you lounge on the sofa or prepare dinner. The second bedroom, with ample closet space, and an additional 3-piece bathroom finish this floor. The complex has its own gym for added convenience and loads of visitor parking throughout. With easy access to Crowchild Trail and Stoney Trail, and walking distance to the Tuscany C-Train station, you're able to jet out to the mountains quickly, or pop downtown just as easily! Call your favourite Realtor today to book a showing.