



GRASSROOTS
REALTY GROUP

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**13, 148 Rockledge View NW
Calgary, Alberta**

MLS # A2300684



\$365,000

Division:	Rocky Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,005 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Low Maintenance Landscape, N		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	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, Kitchen Island, No Smoking Home, Open Floorplan, Storage		

Inclusions: N/A

Enjoy incredible mountain views from both levels in this well-maintained 2-bedroom, 2.5-bathroom home offering over 1000sqft of functional living space. Built in 2005, this unit includes two titled, side-by-side underground parking stalls and a titled storage unit. The main floor features 9' ceilings, laminate and tile flooring, stainless steel appliances, and spindle railings. The kitchen offers a pantry and breakfast bar, opening into a bright dining and living area with direct access to a sunny, south-facing patio with mountain views and a gas line for BBQ. Upstairs, you'll find a spacious primary bedroom with a 3-piece ensuite, a second generously sized bedroom, and a renovated 4-piece bathroom. Convenient upper-level laundry completes the space. Ideally located near the new YMCA, with quick access to the C-Train, transit, walking paths, green space, shopping, and all amenities. Enjoy easy access west to the mountains for weekend getaways. Condo fees include a fitness room and access to Rocky Ridge Ranch HOA amenities, featuring tennis and basketball courts, a splash park, and a lake.