



GRASSROOTS
REALTY GROUP

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25 Rocky Vista Circle NW
Calgary, Alberta

MLS # A2207612



\$529,900

Division:	Rocky Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,241 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, S		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 405
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Walk-In Closet(s), Wet Bar		

Inclusions: N/A

Welcome to your dream home in the heart of Rocky Ridge! This property is ready to move in with new carpet/vinyl plank flooring throughout spacious 3-bedroom, 2.5-bathroom also has a fully finished walkout basement with fireplace & wet bar. As you enter on the main, be greeted by the warm ambiance of natural light entering from the large windows and South facing balcony, perfect for family gatherings or quiet evenings. The kitchen is a delight, featuring sleek new quartz countertops, huge island, ample cabinetry (just painted!) w/walk-in pantry and stainless steel appliances making meal prep a breeze or BBQ on the balcony off the dinning area. Upstairs, the luxurious primary suite awaits, complete with a walk-in closet and a private ensuite bath. Two additional bedrooms offer ample space for family or guests. The fully finished walk-out basement is a versatile space, ideal for a recreation room, home office, or gym, with direct access to the landscaped common green space, an oasis for outdoor entertaining and relaxation. Located in the prestigious Rocky Ridge community, you'll enjoy access to parks, playgrounds, Lake with Community Clubhouse and nearby amenities. Easy access to major roadways, Public Transit and downtown Calgary is just a short drive away. Don't miss this opportunity to own a meticulously maintained home in one of Calgary's most desirable neighborhoods. Schedule your showing today and experience affordable luxury living at its finest!