

# \$515,000 - 109, Rocky Vista Circle Nw, Calgary

MLS® #A2220813

**\$515,000**

3 Bedroom, 3.00 Bathroom, 1,341 sqft

Residential on 0.00 Acres

Rocky Ridge, Calgary, Alberta

(OPEN HOUSE MAY 25 12:00-3:00).

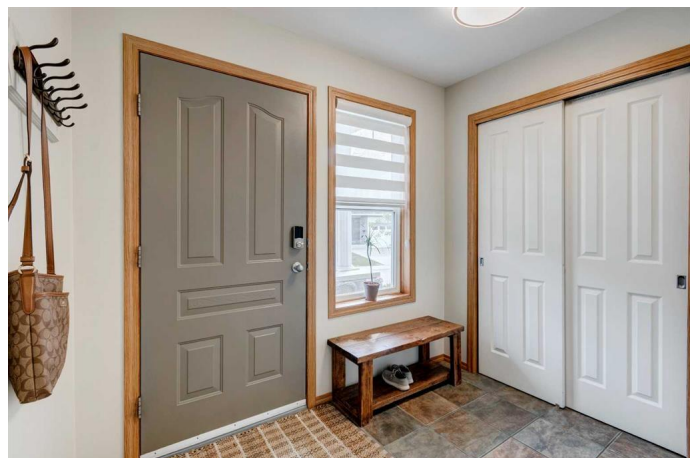
Welcome to this impeccably maintained and beautifully renovated townhouse offering just over 1,500 square feet of thoughtfully designed living space. Perfectly situated in a desirable and well-connected community, this move-in-ready home combines modern updates with a functional layout that suits a variety of lifestyles.

As you enter, you'll be greeted by a bright and welcoming main floor, freshly painted and accented with sleek new lighting fixtures. The heart of the home—the kitchen—has been tastefully updated with striking new epoxy countertops, a fresh and modern backsplash, and gleaming stainless steel appliances. Whether you love to cook or simply enjoy gathering with friends and family, this kitchen offers both style and substance.

The open-concept living and dining areas flow seamlessly together, making everyday living and entertaining effortless. Brand-new zebra blinds throughout the home provide a perfect balance of light control and privacy, adding a touch of modern elegance to each room.

You'll also appreciate the new high-efficiency furnace(2023), air conditioning system(2020), new carpet(2022), hot water tank (2020) ensuring year-round comfort and efficiency.

Step outside to your private backyard retreat, uniquely positioned with no neighbours directly behind—offering a quiet, serene atmosphere. It's surrounded by mature, shaded trees



that create a tranquil setting ideal for enjoying your morning coffee or relaxing with a good book. It's a peaceful escape from the hustle and bustle.

Upstairs, the bedroom level features a spacious king-sized primary suite with its own 3-piece ensuite bathroom, offering the perfect private haven. Two additional generous bedrooms and a second full bathroom complete the upper floor, providing ample space for family, guests, or a home office setup.

The fully finished basement adds even more flexibility to this home, featuring a large recreation or family room and an oversized laundry area with abundant storage—perfect for keeping everything organized and out of sight. Whether you need a quiet workspace, workout zone, or playroom, this lower level adapts to your needs.

As a resident, you'll enjoy access to the exclusive Lake Club Facility—a standout amenity offering a games room, private theatre, fitness centre, activity space, ponds and gardens, as well as volleyball, tennis, and basketball courts. It's like having a private resort right in your own community.

PETS ARE WELCOME in this complex with board approval, making it a wonderful option for pet lovers. Plus, the location is unbeatable—just a short walk to shopping, schools, parks, and everything you need for day-to-day living.

This townhome offers a rare combination of modern comfort, privacy, and access to incredible amenities. All that's left is for you to move in and make it your own.

Built in 2001

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2220813  |
| Price  | \$515,000 |

|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,341         |
| Acres          | 0.00          |
| Year Built     | 2001          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 109, Rocky Vista Circle Nw |
| Subdivision | Rocky Ridge                |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3G 5B7                    |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Amenities      | Clubhouse, Recreation Facilities |
| Parking Spaces | 3                                |
| Parking        | Single Garage Attached           |
| # of Garages   | 1                                |

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan                                                                                        |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                            |
| Cooling           | Central Air                                                                                                           |
| Fireplace         | Yes                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                     |
| Fireplaces        | Gas                                                                                                                   |
| Has Basement      | Yes                                                                                                                   |
| Basement          | Finished, Full                                                                                                        |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Courtyard                                                     |
| Lot Description   | Backs on to Park/Green Space, No Neighbours Behind, Few Trees |
| Roof              | Asphalt Shingle                                               |
| Construction      | Concrete, Vinyl Siding                                        |
| Foundation        | Poured Concrete                                               |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 17th, 2025 |
| Zoning         | M-CG d38       |
| HOA Fees       | 25             |
| HOA Fees Freq. | ANN            |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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