

**12 Rocky Vista Terrace NW**  
**Calgary, Alberta**

**MLS # A2315187**



**\$549,900**

<b>Division:</b>	Rocky Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,630 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 489
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** Refrigerator, Stove, Dishwasher, Washer, Dryer - All unattached goods are sold as is where is and are not guaranteed and no representations or warranties whatsoever are given in connection therewith. As per Schedule "A"

Rarely do townhomes like this become available in the highly sought-after community of Rocky Ridge. Offering over 2,000 sq. ft. of developed living space, this beautifully maintained 3 bedroom, 3 bathroom townhome combines exceptional space, functionality, and lifestyle in one incredible package. Nestled within a beautifully mature, treed complex, this home offers a sense of privacy and tranquility rarely found in townhome living. The main floor features a versatile flex room perfect for a home office or reading room, while the spacious kitchen overlooks the inviting family room complete with a cozy gas fireplace &mdash; ideal for both everyday living and entertaining. Upstairs, the primary retreat impresses with vaulted ceilings, a private balcony, and a spacious ensuite featuring a deep soaker tub and separate shower. The fully finished basement provides even more room to relax with a large family/recreation space and abundant storage, while the double attached garage adds everyday convenience. Part of a well-managed complex in the desirable Lakes of Rocky Ridge, residents enjoy exclusive access to The Lake Club featuring a fitness facility, theatre room, games room with pool table and shuffleboard, along with outdoor tennis and basketball courts. Surrounded by mature landscaping, walking paths, parks, and open green spaces, yet just minutes to the LRT, YMCA, shopping, schools, and all the amenities that matter most, this is truly a great property and an exceptional opportunity. A rare offering that delivers tremendous value, an outstanding lifestyle, and the perfect balance of nature, convenience, and community.