

## 204 Rocky Vista Circle NW Calgary, Alberta

**MLS # A2202430**



# \$499,900

<b>Division:</b>	Rocky Ridge		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,217 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 409
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Quick Possession!! Experience the best of community living at the Georgetowns of Rocky Ridge! This end-unit, 2-storey townhome has been freshly painted boasting 3 spacious bedrooms and has been meticulously cared for &mdash; showing 10/10. The main floor features beautiful hardwood floors throughout, new stainless steel Fridge, stove and dishwasher and an open-concept layout with a cozy corner fireplace, an island breakfast bar, a pantry, and a convenient half bath. Upstairs, the extra-large Primary Bedroom has a walk in closet and a 3-piece ensuite, accompanied by two additional bedrooms and a 4-piece bathroom. The basement has been newly developed, featuring a bright and modern recreation room with a laundry room conveniently located next to it. Here you'll have use of the second fridge. Enjoy the convenience of a single attached garage with additional parking to fit 2 vehicles &mdash; plus, it&rsquo;s located right next to visitor parking. As part of the Lake of Rocky Ridge Homeowners Association (\$25/month), enjoy access to a recreation facility with a games room, theatre, and party room, plus tennis and basketball courts, and lake maintenance. Perfectly situated, this home is just a 9-minute walk to the Tuscany C-Train station and connects to a scenic pathway system that winds through the wetlands &mdash; offering breathtaking Rocky Mountain views. Pet-friendly (with board approval). Don&rsquo;t miss out on this wonderful home &mdash; book your showing today!