



THE
A-TEAM

**RE/MAX
FIRST**

421 ROCKY VISTA Gardens, Calgary T3G 5V1

MLS®#: **A2143870**

Area: **Rocky Ridge**

Listing Date: **06/27/24**

List Price: **\$799,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,530

Year Built:

2004

Low Sqft:

Lot Information

Ttl Sqft:

1,530

Lot Sz Ar:

5,220 sqft

Lot Shape:

DOM

8

Layout

Beds:

3 (2 1)

Baths:

3.0 (3 0)

Style:

Bungalow,Side by

Side

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Front Yard,Low Maintenance Landscape,Underground Sprinklers,Rectangular Lot,Views
Double Garage Attached,Garage Faces Side**

Utilities and Features

Roof: **Cedar Shake**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Balcony,BBQ gas line**

Construction:

Stone,Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Convection Oven,Dishwasher,Dryer,Garburator,Gas Cooktop,Microwave Hood Fan,Refrigerator,Washer,Window Coverings

Int Feat:

**Built-in Features,Central Vacuum,Double Vanity,French Door,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Skylight(s),Soaking
Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Bathroom	Main		4pc Bathroom	Basement	
5pc Ensuite bath	Main		Living Room	Main	19`10" x 13`2"
Dining Room	Main	11`11" x 9`11"	Kitchen	Main	12`0" x 9`11"
Nook	Main	14`4" x 10`2"	Laundry	Main	9`5" x 9`2"
Bedroom - Primary	Main	14`8" x 11`4"	Bedroom	Main	11`5" x 10`1"
Game Room	Basement	25`6" x 19`6"	Media Room	Basement	18`3" x 17`9"

Bedroom	Basement	12`11" x 11`4"	Legal/Tax/Financial
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Condo Fee: \$569	Title: Fee Simple	Zoning: DC (pre 1P2007)
	Fee Freq: Monthly	

Legal Desc:	0411053	Remarks
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Pub Rmks: **Not-to-miss opportunity here for you in this lovingly maintained villa in the ROCKY RIDGE MOUNTAINVIEW VILLAS project...this collection of just 18 beautiful bungalows in the highly-desirable community of Rocky Ridge. This mint condition 3 bedroom home enjoys extensive hardwood floors & soaring vaulted ceilings, fantastic kitchen with granite countertops, 2 fireplaces & private backyard with towering mature trees & wonderful views of the mountains. Embrace the amazing open concept flow of the air-conditioned main floor, with its gracious living room with gas fireplace & bay window, elegant formal dining room with columns, dining nook with access onto the backyard balcony & kitchen with walk-in pantry & island with raised bar, skylight & stainless steel appliances including KitchenAid gas cooktop & built-in convection oven. The owners' retreat is a relaxing space & has vaulted ceilings, walk-in closet & soaker tub ensuite with oversized shower, skylight & granite-topped double vanities. The 2nd main floor bedroom - which also makes a great home office, is conveniently located by the 2nd full bath - which has a walk-in shower. The walkout level is finished with a 3rd bedroom & full bath, games/rec room with fireplace & media room with built-in bar, projector & projection screen. Main floor laundry with built-in cabinets & Whirlpool Duet washer & dryer. Additional extras & improvements include new exterior Gemstone lights (2023, with 5 year transferrable warranty), new hot water tank (2024), sprinkler system, oversized 2 car garage, Hunter Douglas blinds, balcony with Duradeck (2023) & gas BBQ line, new regulator on main floor furnace (2024), heat exchanger & new hot water booster (2024, with 5 year warranty) so you'll always have lots of hot water. For a low monthly fee (currently \$25), residents also have access to the Lakes of Rocky Ridge recreational facility...The Lake Club...with its games room, theatre, fitness centre & activity room. A truly sensational home in this exclusive villa community, walking distance to stormwater ponds & outdoor sports courts, LRT, area shopping & just minutes to the Shane Homes YMCA, Crowfoot Centre & more!**

Inclusions: **projection screen & projector & media room equipment (all), gemstone lights. NOTE: icemaker on fridge & instant hot water in kitchen**

Property Listed By: **Royal LePage Benchmark**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











