



THE
A-TEAM

**RE/MAX
FIRST**

22 ROCKY VISTA Terrace, Calgary T3G 5G5

MLS®#: **A2172244** Area: **Rocky Ridge** Listing Date: **10/16/24** List Price: **\$549,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2001**

Lot Information

Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,433**
 Low Sqft:
 Ttl Sqft: **1,433**

DOM

13
Layout
 Beds: **3 (2 1)**
 Baths: **3.0 (2 2)**
 Style: **Townhouse**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Shingle,Wood**
 Heating: **Fireplace(s),Forced Air**
 Sewer:
 Ext Feat: **Other**

Construction: **Veneer,Wood Frame**
 Flooring: **Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Window Coverings**
 Int Feat: **No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	
4pc Ensuite bath	Upper	
Kitchen	Main	11`10" x 9`9"
Living Room	Main	13`11" x 12`6"
Bedroom	Upper	12`3" x 10`0"
Bedroom	Lower	13`3" x 12`0"

Room	Level	Dimensions
2pc Bathroom	Lower	
4pc Bathroom	Upper	
Den	Main	10`2" x 7`2"
Bonus Room	Upper	11`4" x 11`3"
Bedroom - Primary	Upper	13`11" x 11`9"
Family Room	Lower	23`1" x 11`6"

Legal/Tax/Financial

Condo Fee:
\$455

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **0214401**

Remarks

Pub Rmks: *****IMMACULATE CONDITION - PRIDE OF OWNERSHIP *** WELCOME TO THE BROWNSTONES! This stunning property boasts 3 spacious bedrooms, 2 full bathrooms, and 2 half bathrooms, offering over 2,100 SQFT of beautifully developed living space. The main floor features brand-new flooring throughout, a modern kitchen equipped with new stainless steel appliances, ample storage, and a breakfast bar. Enjoy outdoor living with a covered deck accessible from the dining room. On the upper level, you'll find a loft/den, 2 bedrooms and 2 full bathrooms, including a large master ensuite complete with a walk-in closet, a 4pc bathroom, vaulted ceilings, and a private balcony—perfect for relaxation! The lower level is fully developed, offering an additional bedroom, a half bathroom, and a cozy family room, ideal for gatherings. This home also includes a double attached garage and boasts a new furnace and hot water tank for your peace of mind. Don't miss out—call today to schedule your showing!**

Inclusions:
Property Listed By: **N/A**
RE/MAX Real Estate (Central)

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













