

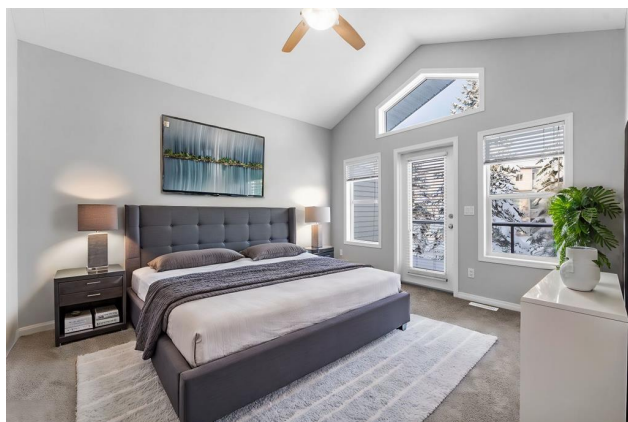


THE
A-TEAM

**RE/MAX
FIRST**

115 ROCKY VISTA Terrace, Calgary T3G 5G6

MLS®#: **A2180133** Area: **Rocky Ridge** Listing Date: **11/22/24** List Price: **\$539,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2002**

Finished Floor Area
 Abv Sqft: **1,438**
 Low Sqft:
 Ttl Sqft: **1,438**

Lot Information

Lot Sz Ar:
 Lot Shape:

DOM

29
Layout
 Beds: **3 (2 1)**
 Baths: **3.5 (3 1)**
 Style: **Townhouse**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space,Street Lighting**
 Park Feat: **Double Garage Attached,Driveway,Paved**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line,Lighting**

Construction: **Vinyl Siding**
 Flooring: **Carpet,Ceramic Tile,Laminate,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Breakfast Bar,Ceiling Fan(s),High Ceilings,Jetted Tub,Laminate Counters,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`11" x 4`6"
Foyer	Main	11`9" x 13`1"
Living Room	Main	12`2" x 14`4"
4pc Ensuite bath	Upper	8`7" x 7`5"
Bedroom	Upper	14`6" x 11`7"
Walk-In Closet	Upper	5`10" x 9`1"

Room	Level	Dimensions
Dining Room	Main	12`3" x 11`8"
Kitchen	Main	12`9" x 8`1"
Office	Main	7`4" x 10`4"
4pc Ensuite bath	Upper	11`9" x 11`7"
Bedroom - Primary	Upper	15`5" x 13`8"
Walk-In Closet	Upper	8`9" x 5`11"

**4pc Bathroom
Game Room
Storage**

**Basement
Basement
Basement**

**8`3" x 6`9"
21`0" x 22`8"
2`11" x 5`11"**

**Bedroom
Furnace/Utility Room**

**Basement
Basement**

**11`9" x 13`7"
7`3" x 6`7"**

Legal/Tax/Financial

Condo Fee:
\$455

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **0212457**

Remarks

Pub Rmks: **Welcome to Your Perfect Townhouse Retreat! Discover this stunning three-bedroom + den townhouse, offering a harmonious blend of comfort, functionality, and modern design. Nestled in a desirable location, this home boasts ample space and thoughtful features that cater to your lifestyle needs. The entire townhouse has been freshly painted, giving it a clean, crisp and modern look as well as brand-new carpets have been installed throughout, ensuring a cozy and move-in ready feel. Step into the heart of the home, where a beautifully designed kitchen awaits. Featuring ample countertop space and cabinetry, as well as a convenient pantry. Whether you're preparing weeknight dinners or hosting gatherings, this space is sure to impress. Adjacent to the kitchen, the inviting dining and living space is anchored by a cozy fireplace, creating the perfect ambiance for relaxation and family dinners. The main floor also includes a versatile den, ideal for a home office, creative space, or hobby room. Upstairs, you'll find two exceptional primary bedrooms, each with its own ensuite bathroom and walk-in closet. These private retreats offer the ultimate in comfort and convenience, perfect for restful nights and peaceful mornings. The upper level also features a dedicated laundry room, making everyday tasks a breeze. The fully finished basement provides even more living space, including a third bedroom, a spacious recreation room for movie nights or fitness, and an additional bathroom. This level is perfect for guests, teens, or extended family, offering privacy and functionality. The double attached garage ensures plenty of parking and storage, adding another layer of convenience to this already impressive home. With carefully planned spaces on every level, this townhouse is the perfect blend of luxury and practicality. This home has everything you need to live comfortably. Let's not forget the affordable HOA fee which provides access to the exclusive Lake Club amenities, including a fitness center, games room, a rentable activity room for gatherings and more. Residents can also enjoy outdoor tennis and basketball courts, all managed by a well-run condo board in the desirable Lakes of Rocky Ridge community. Schedule your viewing today and experience the perfect balance of elegance and function!**

Inclusions: **None**
Property Listed By: **Royal LePage Benchmark**

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



