



THE
A-TEAM

**RE/MAX
FIRST**

429 ROCKY VISTA Gardens, Calgary T3G 5V1

MLS® #: **A2185400** Area: **Rocky Ridge** Listing Date: **01/15/25** List Price: **\$759,900**
 Status: **Active** County: **Calgary** Change: **+\$900, 15-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2004**
Lot Information
 Lot Sz Ar: **5,231 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Backs on to Park/Green Space, Landscaped, Rectangular Lot**
 Park Feat: **Double Garage Attached**
 Utilities and Features

DOM

17
Layout
 Beds: **3 (1 2)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow, Side by Side**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Roof: **Cedar Shake**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line**
 Construction: **Stone, Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Ceramic Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **Breakfast Bar, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Soaking Tub**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	20`0" x 11`11"	Dining Room	Main	13`0" x 9`9"
Kitchen	Main	13`0" x 11`5"	Eat in Kitchen	Main	10`5" x 10`7"
Bedroom	Main	14`8" x 11`6"	Office	Main	11`6" x 10`3"
5pc Ensuite bath	Main	15`2" x 11`6"	Game Room	Lower	22`0" x 19`11"
Bedroom	Lower	19`5" x 13`2"	Bedroom	Lower	13`0" x 10`10"
4pc Bathroom	Lower	7`9" x 7`5"	Furnace/Utility Room	Lower	22`3" x 18`10"
3pc Bathroom	Main	8`10" x 5`9"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$580

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: 0411053

Remarks

Pub Rmks: **A Statesman built bungalow with mountain views AND a walkout! 1,540 sq. ft of main floor with open plan and vaulting, skylights plus lots of natural light. Gas fireplace. Separate formal dining. Efficient kitchen with wood faced cabinets, granite countertop on island and gas convection stove. Deck with mountain views and gas BBQ line. Huge master with walk-in closet. Ensuite has dual sinks, full size shower AND soaker tub. Main floor office. Main floor laundry. Downstairs has 1,045 developed sq. ft. 2 good sized bedrooms, 4 piece bath, another fireplace, room for a media area or pool table AND a large storage room. Central A/C. Walkout to a concrete patio with mountain views - again. 18 units in the complex and they don't come up often. No elevators or underground parking to maintain. 2 blocks to LRT. Royal Oak shopping just up the road. A Canmore view without the congestion...**

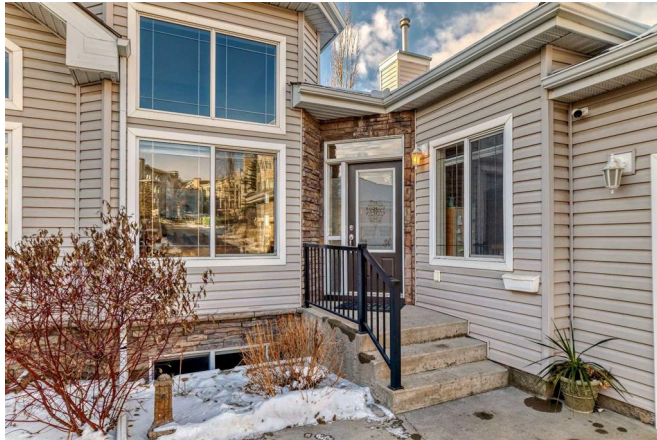
Inclusions:

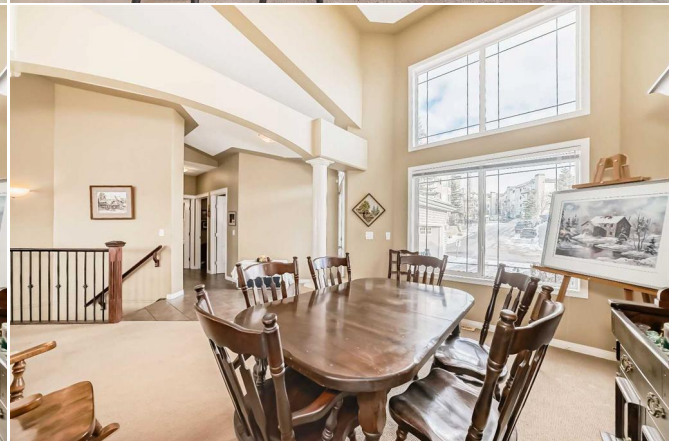
N/A

Property Listed By:

TREC The Real Estate Company

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











ListSimple 429 Rocky Vista Gdns NW, Calgary - MAIN

Room	Dimensions
Living	18'6" x 14'
Dining	10'0" x 9'4"
Kitchen	11'0" x 10'0"
Breakfast RM	8'0" x 10'0"
Laundry	6'0" x 6'0"
Master Bedroom	12'0" x 13'0"
Bedroom	10'0" x 11'0"
Bath	5'0" x 6'0"
Hall	3'0" x 7'0"
Porch/Patio	14'0" x 11'0"
Deck	10'0" x 10'0"
Walk In Closet	7'0" x 10'0"
Stairs	4'0" x 1'0"

Client: Lary Pritchard January 8, 2025 AKA 05913

ListSimple 429 Rocky Vista Gdns NW, Calgary - BASEMENT

Room	Dimensions
Basement Entrance	1'0" x 1'0"
Recreation/Games Room	12'0" x 11'0"
Bedroom	10'0" x 11'0"
Bath	5'0" x 6'0"
Hall	3'0" x 7'0"
Mechanical - Unfinished	8'0" x 10'0"

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