

3, 148 Rockledge View NW  
Calgary, Alberta

MLS # A2279313



## \$298,800

<b>Division:</b>	Rocky Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	775 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 456
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings		

**Inclusions:** N/A

This immaculate 1 bed, 1 bath unit in Blue Sky is a true gem, perfectly blending modern finishes with functionality. The unit features new quartz countertops in the kitchen and bathroom, newer stainless steel appliances, fresh paint, gorgeous maple hardwood in the living and bedroom areas, and stylish tile in the kitchen and dining room. The open floor plan includes a bright living room with floor-to-ceiling windows and an inviting view of the outdoor space. Additional highlights include in-suite laundry, a spacious 4-piece bathroom, and a large bedroom with a walk-in closet and patio door leading to a private outdoor patio. Enjoy the convenience of two patios (with SW and NW exposure), allowing you to soak up the sun at any time of day. Ample storage options are available, including an additional locker for skis and bikes, as well as one secure underground parking stall. The complex is pet-friendly (with board approval) and features fitness facilities, a social room, and an inviting front patio equipped with a BBQ outlet, perfect for entertaining. This unit truly has it all and shows a perfect 10/10. Located close to schools, shops, restaurants, the Tuscany LRT station and a quick escape to the mountains. Don't miss your chance to make this beautiful condo your new home!