

**491 Rocky Vista Gardens NW
Calgary, Alberta**

MLS # A2280198

\$750,000



Division:	Rocky Ridge		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,352 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Lawn, Low Maintenance Landscaping		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	\$ 498
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to 491 Rocky Vista Gardens NW, a well-kept bungalow villa townhouse located in the desirable community of Rocky Ridge. Built in 2016 and one of the newer units in the complex, this home offers comfortable, low-maintenance living with thoughtful upgrades and outstanding mountain views. The main floor features an open layout with vaulted ceilings over the kitchen and family room, creating a bright and spacious feel. The kitchen includes designer cabinetry, stone countertops, and stainless steel appliances, and opens nicely to the dining and living areas; ideal for everyday living and casual entertaining. Hardwood flooring runs through most of the main level, along with built-in cabinetry that adds both storage and character. At the front of the home is a flexible room that works well as a home office, TV room, study, or formal dining space. The primary bedroom is a comfortable retreat with mountain views, a 4 piece ensuite, and his-and-hers closets. The fully finished walkout basement offers 9-foot ceilings, in-floor heating, a large family room, two additional bedrooms, and a full bathroom; great for guests, hobbies, or extra living space. Additional features include central air conditioning, a double attached garage, solid hardwood floors, and modern finishes throughout. The complex is well managed, has low turnover, and is known for its quiet setting and mature demographic. The HOA provides access to the Rocky Ridge community association and clubhouse amenities, including tennis courts, playgrounds, a water feature, and shared facilities. Conveniently located with easy access to Stoney Trail and Crowchild Trail, and close to shopping, transit, parks, and pathways. A solid opportunity to own a quality bungalow villa in a well-run complex with excellent views.