



GRASSROOTS
REALTY GROUP

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144 ROCKY VISTA Terrace NW
Calgary, Alberta

MLS # A2292563



\$619,900

Division:	Rocky Ridge		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,558 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.34 Acre		
Lot Feat:	Low Maintenance Landscape, See Remarks, Views		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	\$ 470
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home		

Inclusions: none

LOCATION, LOCATION, LOCATION!! It is RARE to see one of these units on the market.FABULOUS, PANORAMIC, UNOBSTRUCTED MOUNTAIN VIEWS from all 3 levels! BACKING GREEN SPACE WITH POND AND FOUNTAIN. SPACIOUS over 2000 sqft living space. Main floor features a powder room, den, living room with corner gas fireplace, large kitchen with plenty of cabinets and counter space, corner pantry & raised eating bar 9' ceilings.Southwest facing deck with gas BBQ hook-up & spectacular mountain view. Upper floor includes laundry & 2 master suites. The main MBR has a deck with spectacular mountain view, 4 pce ensuit with tub, separate shower and walk-in closet. Second MBR features a 4 pce ensuite & walk-in closet. Walk-out basement is fully finished with a large family room 3rd bedroom and a full bath. Double attached garage. Low condo fees, walking distance to LRT, minutes to YMCA, shopping and other amenities. Access to fitness facilities, tennis courts, movie theatre.Don't Hesitate on this Very Exclusive Location home.