



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

**MLS # A2301725**



**\$715,000**

<b>Division:</b>	Rocky Ridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,518 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Faces Front		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Shake, Wood	<b>Condo Fee:</b>	\$ 580
<b>Basement:</b>	Full	<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>	Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** N/A

**\*OPEN HOUSE CANCELLED\*** Available for the first time since being purchased new in 2004, this gorgeous Villa is a rare offering that features everything you've been looking for; Mountain Views, Vaulted Ceilings, fully finished WALK-OUT basement, Double-Garage, a REAL dining room & all in a quality built BUNGALOW found within one of the most sought-after NW communities. Walking inside you may find it hard to believe that this property isn't new, as it's been so lovingly cared for & maintained. Gleaming hardwood floors welcome you as you make your way inside, reflecting the outside light & offering just a glimpse of what's to come. Immediately to your right, a formal dining room awaits, with enough room to host a large family & fill the home with laughter that comes with it. Continuing on, your eyes are instantly drawn to the high pitches of the vaulted ceilings, then to the huge windows & the expansive panoramic views beyond them to the south & west. This open-concept living room & kitchen is so completely filled with natural light from the sunny south exposure & additional skylights above, you'll rarely need to turn on a lamp before the sun goes down. The central kitchen features an island w/sink & eating bar for room for two to sit, along with a closed pantry & a suite of stainless appliances. It overlooks the living room & breakfast nook, allowing the conversations to flow no matter where you or your guests are. A cozy fireplace completes this perfect setting & (almost) makes you excited for that next big snowfall. Step outside onto the deck & bask in that full day of sunlight. The primary bedroom is found off the living room, featuring more of those vaulted ceilings & with its own views to the SW. A luxurious 5-pc ensuite bathroom awaits, also featuring it's own skylight and large walk-in closet. Back near the front of

the home, a 2nd bedroom is found & could easily be a flexible space used as a den/office. A 2pc bathroom is tucked away discretely before the laundry room, giving access to the garage. Take the stairs to the lower walk-out level & you won't believe how much space you'll find! First an expansive second living room, w/additional fireplace & plenty of room for all types of furniture/games/pool table or gym equipment. This level makes for an ideal place for guests or long term visitors with TWO additional bedrooms, one of which being an impressive 18 1/2 x 16' size & an additional full 4pc bathroom. Unlike most of the other villas, unit 439 benefits from a flat green space beyond it's walkout patio, allowing gatherings in the lush green grass. Living in this complex means you also get access to the Manor Village building across the street & its many amenities, including a gymnasium, games & movie rooms, and outside you'll find tennis courts, & half basketball court. Across the street you'll love taking a stroll around the neighbourhood pond! Only a 5 minute walk to the Tuscany LRT station & 2 min drive to the YMCA & Royal Oak Shopping centres.