



GRASSROOTS

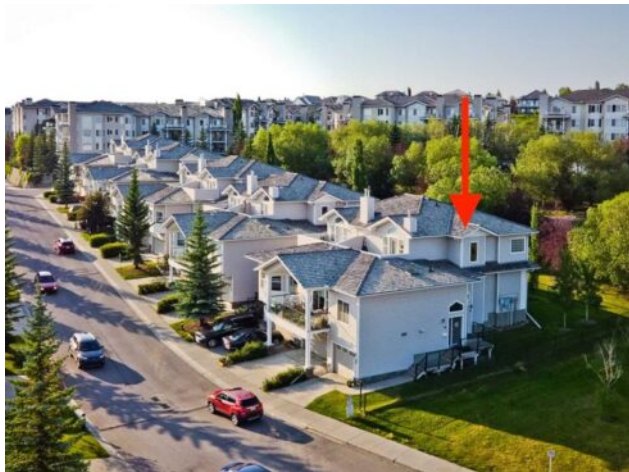
REALTY GROUP

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

MLS # A2308040

\$580,000



Division:	Rocky Ridge		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,514 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Enclosed, Front Drive		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Creek/River/Stream/Pond, Green		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 736
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, High Ceilings, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Stone Counters, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

*** OPEN HOUSE SUNDAY, MAY 17 from 1:00-3:00PM *** Welcome to this rare and beautifully renovated corner/end-unit in the highly sought-after "Brownstones II of Rocky Ridge", offering 2,274 square feet of fully developed living space in an unbeatable location overlooking Rocky Vista Park! This exceptional home features 3 spacious bedrooms with soaring vaulted ceilings, 3.5 bathrooms, along with a double attached garage and a fully developed basement with extra large windows—perfect for families or those who love to entertain. Enjoy breathtaking, uninterrupted views from three private balconies, showcasing the expansive greenspace, majestic mountains, and the stunning downtown skyline. Recent upgrades elevate this home to modern luxury, including central air conditioning, a high-efficiency tankless hot water on demand system, and an Ecobee Premium smart thermostat paired with a smart doorbell. The stylish kitchen is outfitted with stainless steel appliances—including a gas stove and fridge with water/ice functionality—complemented by quartz countertops, tile backsplash, and a deep 30" sink. Luxury vinyl plank flooring flows throughout the main level and in all bathrooms, enhanced by acoustical underlayment to reduce sound transfer, while thoughtful details such as updated baseboards, quartz bathroom countertops, sinks, tile backsplash, upgraded shower doors and heads, ventilation fans with timer switches add function and sophistication. The large main floor laundry room showcases a newer washer and dryer set, sink, and ample storage space. A deep freeze, garburator, and central vacuum system are also included for added practicality. Residents of this exclusive complex, and also via the Rocky Ridge Home Owners Association, have access to a wealth of amenities, including a

clubhouses, recreation facilities, a fully equipped gym, tennis courts, basketball courts, private playground, and splash park/skating rink (summer/winter). With its rare combination of premium upgrades, stunning views, and prime location, this home is truly one-of-a-kind. Don't miss out—call today to book your private showing!