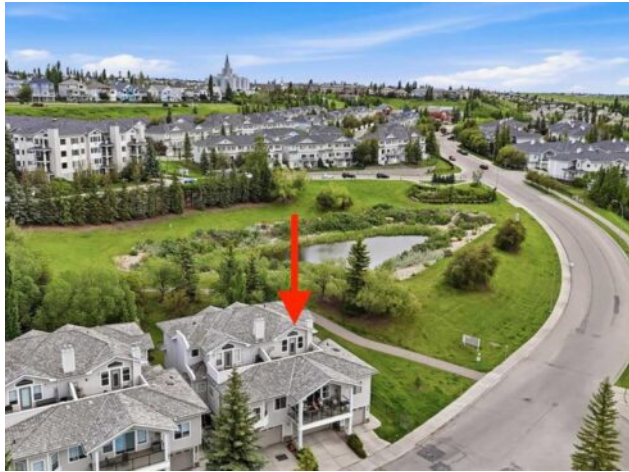




**406 Rocky Vista Gardens NW
Calgary, Alberta**

MLS # A2322279



\$525,000

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		

WOW! Welcome to this beautifully renovated corner/end-unit in the "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, 3.5 bathrooms, along with a double attached garage and a fully developed basement. Enjoy breathtaking, uninterrupted views from three private balconies, showcasing the expansive park/greenspace, majestic Rocky Mountains, and the stunning downtown city skyline. Recent upgrades elevate this home, 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), 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. Other thoughtful updates here include: baseboards, quartz bathroom countertops, all sinks, tile backsplash, shower doors and showerheads, ventilation fans with timer switches. 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 have access to a wealth of amenities, including: The Lakes at Rocky Ridge "Lake Club" facility (with a fully equipped gym, games room, theatre room, activity room, and hair salon), outdoor tennis and basketball courts, and the Rocky Ridge Ranch HOA clubhouse/hall, outdoor tennis, basketball and pickle ball courts, playground, and splash park/wading pool/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!