

\$639,900 - 540 Rocky Vista Gardens Nw, Calgary

MLS® #A2092333

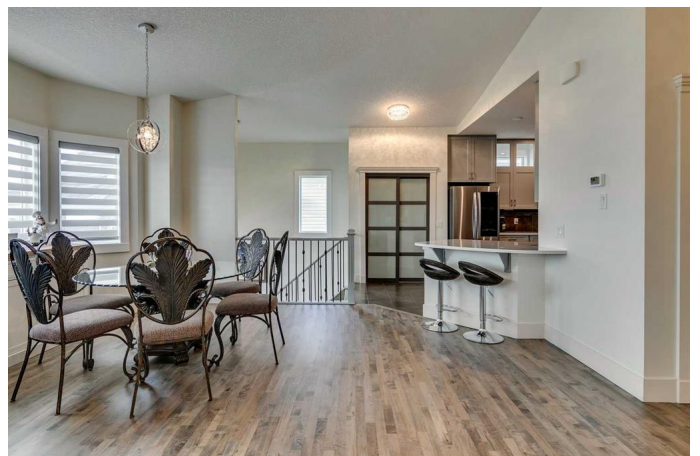
\$639,900

3 Bedroom, 3.00 Bathroom, 1,283 sqft

Residential on 0.10 Acres

Rocky Ridge, Calgary, Alberta

Welcome to this extensively updated semi detached home backing on to a green space. Featuring 3 bedrooms, 3 full bathrooms, a double attached garage and beautiful views of the mountains, nestled in the highly desirable community of Rocky Ridge. Upon entering you will be greeted to a spacious foyer and immediately notice the refinished hardwood floors with soaring vaulted ceilings throughout. The stunning kitchen showcases brand new stainless steel appliances, updated cabinetry throughout and new quartz countertops. The open floor plan extends toward the dining area and living room which offer magnificent views of the Rocky Mountains looking out the bright windows. The cozy corner fireplace adds a great touch to complete the living room. The luxurious primary bedroom showcases an updated spa like 5 pc ensuite bathroom and a walk in closet. Another spacious bedroom, laundry room and separate 4 pc bathroom complete the main floor. The lower level features a large rec room with built in speakers and laminate flooring throughout. A 3rd bedroom downstairs could also be used as an office with built ins and a large window. Another 3 pc full bath completes the lower level. The oversized double attached garage (24'8 x 20') allows for plenty of space for two cars and storage. Within walking distance to the Tuscany LRT, Rocky Ridge park and tennis courts. Minutes away from the new YMCA and quick access to Crowchild Trail and Stoney Trail. Some other notable updates



include new paint, new A/C unit, ceiling fans,
garburator installed, new light fixtures,
bathroom cabinets and countertops and all
new window coverings.

Built in 2007

Essential Information

MLS® #	A2092333
Price	\$639,900
Sold Price	\$628,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,283
Acres	0.10
Year Built	2007
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	540 Rocky Vista Gardens Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 0B7

Amenities

Amenities	Parking, Snow Removal, Visitor Parking
Parking Spaces	4
Parking	Additional Parking, Double Garage Attached, Driveway, On Street, See Remarks

Interior

Interior Features	Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vaulted
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	Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Oven-Built-In, Refrigerator, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance
Lot Description	Back Yard, Backs on to Park/Green Space, Few Trees, Street Lighting, Private, Rectangular Lot, See Remarks, Views
Roof	Cedar Shake
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 8th, 2023
Date Sold	November 23rd, 2023
Days on Market	15
Zoning	DC (pre 1P2007)
HOA Fees	250.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	GREATER PROPERTY GROUP
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