

\$799,900 - 421 Rocky Vista Gardens Nw, Calgary

MLS® #A2143870

\$799,900

3 Bedroom, 3.00 Bathroom, 1,530 sqft
Residential on 0.12 Acres

Rocky Ridge, Calgary, Alberta

Not-to-miss opportunity here for you in this lovingly maintained villa in the ROCKY RIDGE MOUNTAINVIEW VILLAS project...this collection of just 18 beautiful bungalows in the highly-desirable community of Rocky Ridge. This mint condition 3 bedroom home enjoys extensive hardwood floors & soaring vaulted ceilings, fantastic kitchen with granite countertops, 2 fireplaces & private backyard with towering mature trees & wonderful views of the mountains. Embrace the amazing open concept flow of the air-conditioned main floor, with its gracious living room with gas fireplace & bay window, elegant formal dining room with columns, dining nook with access onto the backyard balcony & kitchen with walk-in pantry & island with raised bar, skylight & stainless steel appliances including KitchenAid gas cooktop & built-in convection oven. The owners' retreat is a relaxing space & has vaulted ceilings, walk-in closet & soaker tub ensuite with oversized shower, skylight & granite-topped double vanities. The 2nd main floor bedroom - which also makes a great home office, is conveniently located by the 2nd full bath - which has a walk-in shower. The walkout level is finished with a 3rd bedroom & full bath, games/rec room with fireplace & media room with built-in bar, projector & projection screen. Main floor laundry with built-in cabinets & Whirlpool Duet washer & dryer. Additional extras & improvements include new exterior Gemstone lights (2023, with 5 year transferrable warranty), new hot



water tank (2024), sprinkler system, oversized 2 car garage, Hunter Douglas blinds, balcony with Duradeck (2023) & gas BBQ line, new regulator on main floor furnace (2024), heat exchanger & new hot water booster (2024, with 5 year warranty) so you'll always have lots of hot water. For a low monthly fee (currently \$25), residents also have access to the Lakes of Rocky Ridge recreational facility...The Lake Club...with its games room, theatre, fitness centre & activity room. A truly sensational home in this exclusive villa community, walking distance to stormwater ponds & outdoor sports courts, LRT, area shopping & just minutes to the Shane Homes YMCA, Crowfoot Centre & more!

Built in 2004

Essential Information

MLS® #	A2143870
Price	\$799,900
Sold Price	\$795,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,530
Acres	0.12
Year Built	2004
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	421 Rocky Vista Gardens Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3G 5V1

Amenities

Amenities Park
Parking Spaces 4
Parking Double Garage Attached, Garage Faces Side

Interior

Interior Features Built-in Features, Central Vacuum, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances Central Air Conditioner, Convection Oven, Dishwasher, Dryer, Garburator, Gas Cooktop, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating Forced Air, Natural Gas
Cooling Central Air
Fireplace Yes
of Fireplaces 2
Fireplaces Gas, Living Room, Recreation Room, Stone, Tile
of Stories 1
Has Basement Yes
Basement Finished, Full, Walk-Out

Exterior

Exterior Features Balcony, BBQ gas line
Lot Description Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Underground Sprinklers, Rectangular Lot, Views
Roof Cedar Shake
Construction Stone, Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed June 27th, 2024
Date Sold July 10th, 2024
Days on Market 13
Zoning DC (pre 1P2007)
HOA Fees 25.00
HOA Fees Freq. MON

Listing Details

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