

\$315,000 - 2, 145 Rockylodge View Nw, Calgary

MLS® #A2146133

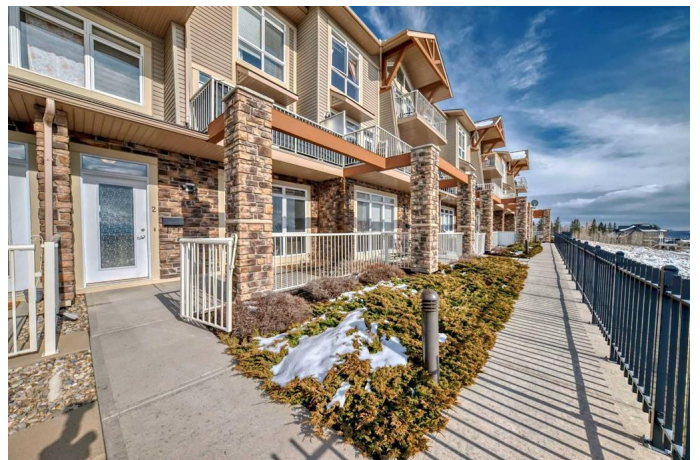
\$315,000

1 Bedroom, 1.00 Bathroom, 709 sqft

Residential on 0.00 Acres

Rocky Ridge, Calgary, Alberta

Discover unparalleled tranquility and breathtaking beauty in our 1-bedroom bungalow-style townhome, nestled in the heart of the Rocky Ridge BLUE SKY community. This enchanting abode offers a seamless blend of comfort, style, and the pristine majesty of the Rocky Mountains, promising a living experience like no other. Step into an oasis of calm as you enter through the large, elegantly tiled foyer, which leads you into a world where every detail caters to your comfort and well-being. The home welcomes you with a spacious closet, ideal for keeping your outdoor gear organized, allowing you to effortlessly embrace the mountain lifestyle. Inside, the open-concept layout with lofty 9 ft. ceilings and floor-to-ceiling windows create a bright and airy atmosphere, enhancing the sense of spaciousness. The living room, bathed in southwest-facing sunlight, offers a sanctuary of peace with stunning views. The dining area, adorned with a charming alcove, awaits your personal touch, perfect for a quaint home office or an elegant display cabinet. The heart of the home features a gourmet maple kitchen, boasting a chic raised bar, sleek tile floors, and state-of-the-art Whirlpool/Frigidaire stainless steel appliances, inviting culinary exploration. The master bedroom is a haven of tranquility, offering generous space, a large walk-in closet with smart organizers, and patio doors that open to a serene back patio – your private escape into nature. This home doesn't just offer a



place to live; it offers a lifestyle. With a titled heated, underground parking stall and a nearby storage locker, convenience is at your doorstep. The Blue Sky complex itself is a beacon of community and wellness, featuring an on-site fitness center that renders gym memberships unnecessary. Step further into luxury with access to the Rocky Ridge Ranch Center, where recreational opportunities abound, from a refreshing water park to engaging tennis courts. Positioned in an enviable locale, your new home is a mere stroll from essential amenities, top-tier schools, and public transit, seamlessly connecting you to the broader cityscape. Yet, the allure of the wild is never far away, with easy routes to Crowchild Trail, Stoney Trail, and the doorstep of the majestic Rockies. Incorporating practicality, your monthly fees encompass heat, water-sewer, and exclusive access to both the BLUE SKY fitness centre and the vibrant Rocky Ridge Ranch Centre.

Built in 2005

Essential Information

MLS® #	A2146133
Price	\$315,000
Sold Price	\$302,500
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	709
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Sold

Community Information

Address	2, 145 Rockledge View Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5Y4

Amenities

Amenities	Community Gardens, Dog Park, Gazebo
Parking Spaces	1
Parking	Titled, Underground

Interior

Interior Features	Laminate Counters, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Oven, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line, Other
Lot Description	Low Maintenance Landscape, Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 2nd, 2024
Date Sold	July 26th, 2024
Days on Market	24
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	First Place Realty
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