

# \$699,900 - 429 Rocky Vista Gardens Nw, Calgary

MLS® #A2185400

**\$699,900**

3 Bedroom, 3.00 Bathroom, 1,546 sqft  
Residential on 0.12 Acres

Rocky Ridge, Calgary, Alberta

A Statesman built bungalow with mountain views AND a walkout! 1,540 sq. ft of main floor with open plan and vaulting, skylights plus lots of natural light. Gas fireplace. Separate formal dining. Efficient kitchen with wood faced cabinets, granite countertop on island and gas convection stove. Deck with mountain views and gas BBQ line. Huge master with walk-in closet. Ensuite has dual sinks, full size shower AND soaker tub. Main floor office. Main floor laundry. Downstairs has 1,045 developed sq. ft. 2 good sized bedrooms, 4 piece bath, another fireplace, room for a media area or pool table AND a large storage room. Central A/C. Walkout to a concrete patio with mountain views – again. 18 units in the complex and they don't come up often. No elevators or underground parking to maintain. Amenities - The Lakes at Rocky Ridge. 2 blocks to LRT. Royal Oak shopping just up the road. A Canmore view without the congestion...

Built in 2004



## Essential Information

MLS® #	A2185400
Price	\$699,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,546

Acres	0.12
Year Built	2004
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Active

### **Community Information**

Address	429 Rocky Vista Gardens Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5V1

### **Amenities**

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Laminate Counters, Open Floorplan, Pantry, Soaking Tub
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Central Air Conditioner, Garage Control(s), Gas Stove, Microwave Hood Fan, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Finished, Walk-Out

### **Exterior**

Exterior Features	BBQ gas line
Lot Description	Landscaped, Backs on to Park/Green Space, Rectangular Lot
Roof	Cedar Shake

Construction	Vinyl Siding, Stone, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 15th, 2025
Days on Market	81
Zoning	DC
HOA Fees	25
HOA Fees Freq.	MON

### **Listing Details**

Listing Office	TREC The Real Estate Company
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.