

19, 153 Rockledge View NW
Calgary, Alberta

MLS # A2164369



\$385,900

Division:	Rocky Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	900 sq.ft.	Age:	2005 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	Cul-De-Sac, Greenbelt, Landscaped, Native Plants, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 554
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Other	Utilities:	-
Features:	Vaulted Ceiling(s), Vinyl Windows		

Inclusions: NOTE: ****SOME FURNITURE IS NEGOTIABLE****

****PUBLIC OPEN HOUSE NOV 9, 2024; 2-430 pm**** ENJOY THE UNOBSTRUCTED MOUNTAIN VIEWS FROM YOUR LIVING ROOM, DECK AND MASTER BEDROOM IN THIS IMMACULATE "BLUE SKY of ROCKY RIDGE" CONDO. See the seasons change without leaving home. You will Love the Gorgeous Two storey, two Bedrooms and Two Bathrooms. This Lovely home gives a very contemporary feel. You can enjoy your morning Coffee or afternoon Tea on your own deck. YOUR DECK IS ADORNED WITH ALUMINUM RAILING AND WATERPROOF DECK FLOORING. ENJOY the Very Tranquil view of the Treed Ravine. Spectacular Living room with 13 foot Vaulted Ceiling PLUS Fabulous Hand Scraped Engineered Hardwood Floor. The Living room is also open to the Kitchen and Dining Room which has Ceramic Tiled Flooring. Track lighting in the Kitchen. Lots of 9 foot ceilings. The Kitchen is enhanced with a mini unused unique Eating Bar. The Open Style Kitchen is graced with beautiful Warm Maple Cabinets. TWO Built in Multi Glass Wine Racks. Nice Kitchen Faucet. Kitchen is Equipped with Top Quality Stainless Steel Appliances including a Vented Microwave/Hoodfan. Double Stainless Steel Sink with Built in Garburator. This level also features a 4-pce Bathroom with Modern Curved Shower Curtain Rod, and 2nd Bedroom. The Large Primary/Master Bedroom Level also Features Newer Private 3-pce Ensuite with Sliding Glass Door and One-piece Surround. This main floor also is enhanced with a main floor open Den; Closeted Laundry with NEWER FRONT LOAD Washer & Dryer and the Utility Room with a Newer Hot Water Tank. This home also features Three Ceiling fans for Enhanced Air Circulation. This home also includes wrought iron spindles on the staircase. Superbly Located Close to Major Shopping

including Co-op Centre Rockyridge. The Fitness Centre is mere steps away. There is also a Titled Underground Heated Parking and Storage. Easy Access to Crowchild Trail, Calgary Ring Road (Stoney Trail) and The LRT. Quick get away to the mountains. You Must view For Full Appreciation.