

72 Rocky Vista Circle NW
Calgary, Alberta

MLS # A2167500



\$549,900

Division:	Rocky Ridge		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,225 sq.ft.	Age:	2001 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Garage Door Opener, See Remarks, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 397
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d38
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Murphy bed in basement

This stunning totally renovated 3 bedrooms 2.5 baths home boast over 1700 square feet of developed living space, This home is filled with natural lights from the sunny south exposure deck. Once enter the unit you will find a welcoming foyer. The newly renovated laminate floors guide you into the living room with cozy fireplace. A beautiful oak kitchen with island that will become the heart of your home. The living room and dining room flow together making it perfect for large gatherings with friends. New kitchen countertops and undermount sink installed 2 years ago. Upstairs boast 3 generous size bedroom and 2 bathrooms which includes the master bedroom with a spacious walk-in closet and 4 piece ensuite. The walk-out basement is fully renovated with a huge recreation room with an Murphy bed for guests. The laundry room has a sink for convenience and plenty of storage area. This home comes with a newly installed air conditioner, newer furnace and new window blinds. This complex is ideally located just steps to the Tuscany LRT station, walking distance to great amenities in Royal Oak and Rocky Ridge, YMCA, Walmart, and direct access to walking paths, playgrounds, ponds as well as tennis and valley ball courts. This home is in mint condition, do not miss it.