7, 156 Rockyledge View NW Calgary, Alberta

MLS # A2235988

\$414,900

		Division:	Rocky Ridge		
		Туре:	Type: Residential/Five Plus Style: 2 Storey		
		Style:			
		Size:	1,147 sq.ft.	Age:	2006 (19 yrs old)
		Beds:	2	Baths:	2 full / 1 half
		Garage:	Single Garage Attached		
		Lot Size:	-		
		Lot Feat:	Low Maintenance Landscape		
Heating:	Forced Air		Water:	-	
Floors:	Carpet, Ceramic Tile, Hardwood		Sewer:	-	
Roof:	Asphalt Shingle		Condo Fee	\$ 551	
Basement:	Finished, See Remarks		LLD:	-	
Exterior:	Stone, Vinyl Siding, Wood Frame		Zoning:	DC (pre	e 1P2007)
Foundation:	Poured Concrete		Utilities:	-	
Features:	High Ceilings				
Inclusions:	N/A				

Nestled in the sought-after community of Rocky Ridge, this beautifully maintained townhouse radiates pride of ownership. Featuring gleaming hardwood floors, soaring 9-foot ceilings, and great mountain views enjoyed from both the living room and the primary bedroom. Upon entry, you're welcomed by a spacious foyer that leads to a convenient storage area and direct access to the heated single attached garage. Upstairs, the main living area also features a well-appointed kitchen with a breakfast bar that flows seamlessly into the open-concept living and dining space, floor to ceiling windows and access to a large sunny west facing deck. Designed for comfort and functionality, this home offers laundry conveniently located on the upper level. Residents of this charming complex enjoy access to on-site amenities including a fitness facility, adding extra value to this already exceptional home. Ideally located just a short walk from the Tuscany LRT station, nearby shopping, and countless amenities.