



# 9 Rocky Vista Terrace Calgary Alberta

\$439,000

**\*\*PRICE FURTHER IMPROVED\*\*** to allow buyer to UPDATE THE PROPERTY as they choose. Welcome to this stunning VAULTED CEILING TOWNHOUSE Condo in the sought-after community of Rocky Ridge at the prestigious Brownstones complex. Rarely available, this highly desirable Townhome offers the perfect blend of style and convenience. Experience the charm of BUNGALOW-STYLE living with your own single car ATTACHED GARAGE and spacious layout. Ascend to the second floor, where your living area is all on one level. The HUGE VAULTED CEILING and large FAMILY ROOM with a cozy FIREPLACE create an inviting space perfect for relaxing or indulging in your hobbies. Abundant NATURAL LIGHT streams through the LARGE WINDOWS, making this unit bright and airy. The spacious kitchen boasts ample storage and a generous countertop, ideal for entertaining and enjoying a glass of your favourite beverage while interacting with family and friends. The OPEN CONCEPT LAYOUT enhances the sense of space, making the square footage feel even larger. The unit features TWO LARGE BEDROOMS on either side for privacy. The Primary Bedroom includes a spectacular Ensuite, while the second bedroom has a Full Bathroom conveniently located just outside its door. IN-SUITE LAUNDRY adds to the convenience, making this unit fully self-contained. Safety and sunlight are maximized in this second-floor unit, with a MASSIVE COVERED BALCONY offering unobstructed views to the northwest. As a CORNER/END unit with no neighbor on one side, privacy is a premium feature. This townhouse offers tremendous potential for any homeowner to make their own and modernize accordingly. PRIME LOCATION near all amenities: transit, C-train, restaurants, retail, day care, schools, and parks. Walking Distance to parks, lakes, and recreation facilities. With HOA dues, enjoy exclusive access to the "LAKE CLUB" FACILITIES, which include a theater...

4pc Bathroom 9.58 Ft x 7.17 Ft

4pc Bathroom 8.83 Ft x 13.00 Ft

Primary Bedroom 13.75 Ft x 11.75 Ft

Bedroom 13.42 Ft x 11.08 Ft

Living room 19.50 Ft x 16.67 Ft

Kitchen 9.25 Ft x 15.83 Ft

Dining room 10.25 Ft x 10.67 Ft

Laundry room 5.33 Ft x 2.83 Ft

Listing Presented By:



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