



## 18 Rocky Vista Terrace Calgary Alberta

\$465,000

This inviting bungalow-style townhouse offers an airy, open-concept layout perfect for comfortable living and entertaining. Extensive hardwood and tile flooring add warmth and elegance throughout. The expansive great room features soaring vaulted ceilings, large windows that flood the space with natural light, a cozy fireplace framed with built-in shelving, ceiling speakers for surround sound, and a ceiling fan for added comfort. The classic white kitchen boasts stainless steel appliances, a convenient breakfast bar, and a built-in computer desk cleverly tucked into a niche—ideal for working from home or managing daily tasks. The thoughtfully designed layout places the two bedrooms on opposite sides of the main living area, ensuring privacy. The primary suite is a serene retreat, highlighted by a picturesque bay window, a spacious walk-in closet, and a spa-like ensuite with a corner jetted tub beneath a window, a separate shower, and heated tile floors for those chilly mornings. A single attached garage provides added convenience, and the location is ideal—just steps from transit and the C-train for easy commuting. As a bonus, the affordable HOA fee grants access to the exclusive 'Lake Club' amenities. Residents can enjoy the fitness centre, games room, theatre, and rentable activity room—perfect for gatherings or events. This is a wonderful opportunity to own a beautifully designed home in a sought-after complex, combining style, comfort, and convenience in one delightful package!

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4pc Bathroom 9.58 Ft x 7.25 Ft

4pc Bathroom 9.33 Ft x 13.25 Ft

Bedroom 13.58 Ft x 11.17 Ft

Dining room 11.33 Ft x 9.00 Ft

Kitchen 8.50 Ft x 15.75 Ft

Living room 11.33 Ft x 18.33 Ft

Primary Bedroom 13.75 Ft x 11.83 Ft

Storage 2.92 Ft x 2.58 Ft

Furnace 4.67 Ft x 7.17 Ft

Listing Presented By:



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(CENTRAL)**

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