



## 39 Rockledge Terrace Calgary Alberta

\$659,000

VIEWS for days! FULLY Developed executive attached 2 storey, backing on to environmental reserve, that is a year-round home to some very amazing wildlife and spectacular mountain views! Main floor open concept with ceramic tile flooring and complimentary tile backsplash. Large entertainment island with raised breakfast bar, natural maple cabinetry, and stainless steel appliance package Absolutely breathtaking view from rear deck! Three bedrooms up, including a large primary with spacious walk-in closet, and ensuite with large soaker tub and stand alone shower. The upper floor is complete with a large bonus room- divided into a fitness corner and a media space. Developed walk-out basement with large 4th bedroom, and 3-piece ensuite. Spacious family/games room walks tout o to exposed aggregate patio, private backyard, and larger than life environmental reserve. Roof was replaced in 2020. Shows 10/10! NO CONDO FEES! Fantastic Homeowners Association with private access to splash park, tennis courts, lake & boat rentals and community centre. Open House Saturday October 19, 1:00 - 3:00 PM AND Sunday, October 20 NOON - 2:00 pm. (id:6769)

Bonus Room 18.75 Ft x 16.17 Ft  
 Primary Bedroom 11.75 Ft x 16.58 Ft  
 4pc Bathroom 8.58 Ft x 9.00 Ft  
 Bedroom 10.75 Ft x 11.00 Ft  
 Bedroom 9.50 Ft x 17.33 Ft  
 Other 8.67 Ft x 5.33 Ft  
 3pc Bathroom Measurements not available  
 Recreational, Games room 16.00 Ft x 23.17 Ft  
 Bedroom 13.50 Ft x 13.08 Ft

3pc Bathroom 8.75 Ft x 5.00 Ft  
 Laundry room 10.08 Ft x 9.75 Ft  
 Furnace 13.58 Ft x 9.92 Ft  
 Living room 15.75 Ft x 16.42 Ft  
 Kitchen 15.08 Ft x 10.50 Ft  
 Dining room 15.08 Ft x 8.67 Ft  
 2pc Bathroom 4.67 Ft x 5.33 Ft  
 Other 8.50 Ft x 2.08 Ft

Listing Presented By:



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 Royal LePage Solutions

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