



## 19 Rocky Vista Terrace Calgary Alberta

\$589,500

Truly a precious gem! This beautifully kept, ONE OWNER 2-storey WALK-OUT townhome, is a remarkable property that combines luxury, comfort, and functionality. With its FULLY DEVELOPED layout, and having been a previous show home, this residence stands out in the sought after community of "THE LAKES OF ROCKY RIDGE". Key features include: over 2200 sq ft of development, 2 well appointed bedrooms on the upper level, as well as a 3rd bedroom in the fully developed lower level. In addition, there is a bonus room on the upper floor which can serve various purposes, such as a tv room or quiet retreat. There are 3.5 baths throughout the home, including a luxurious 4-piece ensuite bathroom equipped with both a stand-up shower and soaker tub. The main floor consists of a den which offers an ideal workspace, a well appointed kitchen with a generous amount of cabinets and counter space, a large pantry, and a sit-up counter. The SOUTH FACING living and dining rooms capture an abundance of sunlight throughout the day while overlooking an open green space. The 9 ft ceilings and open concept design displays a spacious and seamless flow between the living areas, enhancing the overall ambience of the home. The lower level was professionally developed by the builder at time of construction, and includes a 3rd bedroom, 4-piece bathroom, family room, as well as a generous sized storage area. A NEW FURNACE AND 50 GALLON HOT WATER TANK WAS INSTALLED APPROXIMATELY 1 YEAR AGO. In addition, there is a double attached garage that is both insulated and drywalled, with a private driveway that allows for plenty of parking. This townhome is part of a well managed condo board and includes access to "The Lake Club" which is comprised of a games room c/w pool table and shuffleboard, theatre room and a well appointed gym. There are also outdoor tennis and basketball courts available for t...

Primary Bedroom 13.42 Ft x 12.25 Ft

Bedroom 12.83 Ft x 9.17 Ft

Bonus Room 14.42 Ft x 10.75 Ft

4pc Bathroom 10.92 Ft x 9.00 Ft

4pc Bathroom 8.33 Ft x 4.92 Ft

Laundry room 5.50 Ft x 2.92 Ft

Bedroom 13.67 Ft x 12.17 Ft

4pc Bathroom 7.83 Ft x 4.92 Ft

Living room 13.42 Ft x 13.08 Ft

Dining room 11.58 Ft x 11.17 Ft

Kitchen 12.17 Ft x 8.25 Ft

Den 10.17 Ft x 8.25 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

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Family room 24.83 Ft x 16.42 Ft

2pc Bathroom 5.92 Ft x 4.42 Ft