



427 Rocky Vista Gardens Calgary Alberta

\$700,000

****OPEN HOUSE cancelled**** Available for the first time since being purchased new in 2004, this gorgeous Villa is a rare offering that features everything you've been looking for; Mountain Views, Vaulted Ceilings, fully finished WALK-OUT basement, Double-Garage, a REAL dining room, Air-Conditioning, & all in a quality built BUNGALOW found within one of the most sought-after NW communities. Walking inside you may find it hard to believe that this property isn't new, as it's been so lovingly cared for & maintained by the current owner. Gleaming hardwood floors welcome you as you make your way inside, reflecting the outside light & offering just a glimpse of what's to come. Immediately to your right, a formal dining room awaits, with enough room to host a large family & fill the home with laughter that comes with it. Continuing on, your eyes are instantly drawn to the high pitches of the vaulted ceilings, then to the huge windows & the expansive panoramic views beyond them to the south & west. This open-concept living room & kitchen is so completely filled with natural light from the sunny south exposure & additional skylights above, you'll rarely need to turn on a lamp before the sun goes down. The central kitchen features an island with sink & eating bar for room for two to sit, along with a closed pantry & a suite of stainless appliances. It overlooks the living room & breakfast nook, allowing the conversations to flow no matter where you or your guests are. A cozy fireplace completes this perfect setting & (almost) makes you excited for that next big snowfall. Step outside onto the deck & bask in that full day of sunlight, but if it becomes too much, the awning provides relief when needed. The primary bedroom is found off the living room, featuring more of those vaulted ceilings & with its own views to the SW. A luxurious 5-pc ensuite bathroom awaits, also featurin...

Bedroom 10.75 Ft x 10.75 Ft

Bedroom 18.50 Ft x 16.00 Ft

Recreational, Games room 22.00 Ft x 19.58 Ft

Furnace 23.92 Ft x 17.50 Ft

4pc Bathroom 7.67 Ft x 7.42 Ft

Living room 14.50 Ft x 11.92 Ft

Breakfast 11.50 Ft x 10.33 Ft

Primary Bedroom 14.67 Ft x 11.42 Ft

Other 7.50 Ft x 4.92 Ft

Bedroom 11.42 Ft x 10.08 Ft

Laundry room 9.42 Ft x 9.42 Ft

3pc Bathroom 8.75 Ft x 5.75 Ft

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Listing Presented By:



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Kitchen 12.08 Ft x 9.92 Ft

5pc Bathroom 15.08 Ft x 11.17 Ft

Dining room 11.83 Ft x 10.33 Ft