

# \$700,000 - 427 Rocky Vista Gardens Nw, Calgary

MLS® #A2253685

**\$700,000**

4 Bedroom, 3.00 Bathroom, 1,519 sqft

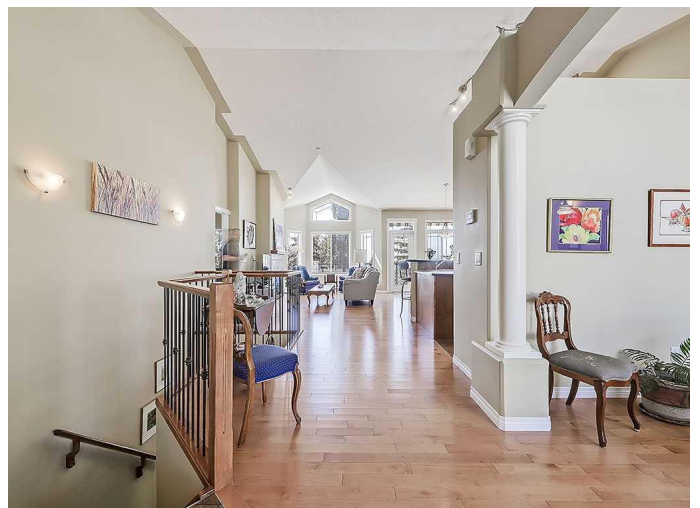
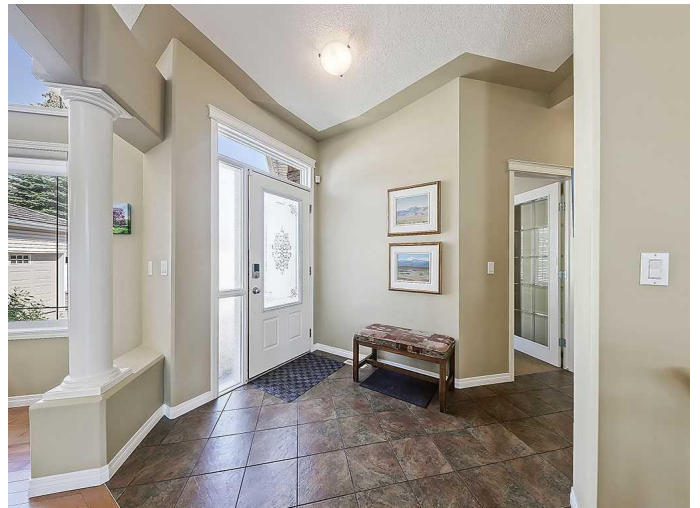
Residential on 0.12 Acres

Rocky Ridge, Calgary, Alberta

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 featuring its own skylight. Back near the front of the home, a 2nd bedroom is found & could easily be a flexible space used as a den or office. A 2pc bathroom is tucked away discretely before the laundry room that gives access to the garage.

Take the stairs to the lower walk-out level & you won't believe how much space you'll find! First an expansive second living room, w/additional fireplace & plenty of room for all types of furniture/games/pool table or gym equipment. This level makes for an ideal place for guests or long term visitors with TWO additional bedrooms, one of which being an impressive 18 1/2 x 16' size & an additional full 4pc bathroom.

Living in this complex means you also get access to the Manor Village building across the street & its many amenities, including a gymnasium, games & movie rooms, and outside you'll find tennis courts, & half basketball court. Across the street you'll love taking a stroll around the neighbourhood pond! Only a 5 minute walk to the Tuscany LRT station, & 2 min drive to the YMCA & Royal Oak Shopping centres. Must be seen in person!

Built in 2004

## **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2253685               |
| Price          | \$700,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,519                  |
| Acres          | 0.12                   |
| Year Built     | 2004                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Bungalow, Side by Side |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 427 Rocky Vista Gardens Nw |
| Subdivision | Rocky Ridge                |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3G 5V1                    |

### Amenities

|                |                                                                                           |
|----------------|-------------------------------------------------------------------------------------------|
| Amenities      | Fitness Center, Park, Party Room, Recreation Facilities, Recreation Room, Visitor Parking |
| Parking Spaces | 4                                                                                         |
| Parking        | Double Garage Attached, Driveway, Garage Faces Front, Off Street                          |
| # of Garages   | 2                                                                                         |

### Interior

|                   |                                                                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Crown Molding, Double Vanity, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Skylight(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                                                                      |
| Heating           | Forced Air                                                                                                                                                         |
| Cooling           | None                                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                |
| # of Fireplaces   | 2                                                                                                                                                                  |
| Fireplaces        | Gas                                                                                                                                                                |

|              |                          |
|--------------|--------------------------|
| Has Basement | Yes                      |
| Basement     | Finished, Full, Walk-Out |

## Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | BBQ gas line, Private Entrance, Awning(s)  |
| Lot Description   | Low Maintenance Landscape, Rectangular Lot |
| Roof              | Cedar Shake                                |
| Construction      | Stone, Vinyl Siding, Wood Frame            |
| Foundation        | Poured Concrete                            |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 40                  |
| Zoning         | DC (pre 1P2007)     |
| HOA Fees       | 25                  |
| HOA Fees Freq. | MON                 |

## Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Stonemere Real Estate Solutions |
|----------------|---------------------------------|

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