

MLS® #A2232782

**\$625,000**

# Rocky Ridge, Calgary, Alberta

NATURE LOVER'S DREAM | Stunning  
POND-BACKED TOWNHOME lined with  
MATURE TREES and MOUNTAIN VIEWS!

Discover luxury, tranquility, and exceptional design in this immaculate 2-storey walkout townhome, beautifully positioned in arguably the best location in the entire complex—backing directly onto a serene, tree lined pond with views of the majestic Rockies.

From the moment you step inside, youâ€™ll notice the attention to detailâ€”9' ceilings on all three levels, expansive windows framing the southwest rear exposure, fresh paint and brand new carpeting throughout. This bright and airy home offers a thoughtfully designed layout featuring two spacious primary bedrooms upstairs, each with its own spacious walk-in closet, private 4-piece ensuite - perfect for shared living or hosting guests. The main primary suite also boasts a vaulted ceiling and its own private deckâ€”an ideal spot to enjoy your morning coffee while overlooking the peaceful pond and mountain views.

Entertain with ease in the open-concept main floor, where a stylish covered deck off the dining room flows seamlessly to the outdoors. The main floor den offers the perfect work-from-home space, while the walkout basement features a cozy family room, 2 piece bath, fireplace and its own covered patio,



perfect for quiet evenings or entertaining guests.

The double attached garage offers everyday convenience, while the thoughtfully designed community centre enhances your lifestyle with a wide range of on-site amenities. Enjoy a rich array of features including a fully equipped fitness room, library, billiards table, private theatre room, and well-maintained tennis/pickle ball courtsâ€”all just a short stroll from your front door.

This unbeatable location is just a short walk to the LRT station, and a quick drive to the Rocky Ridge YMCA, with easy access to shopping, medical clinics, restaurants, and grocery storesâ€”all centrally located for effortless living.

A rare opportunity in a highly sought after complex. See it, love it, own it...homes like this don't come along often. Schedule your viewing now!

Built in 2001

### **Essential Information**

MLS® #	A2232782
Price	\$625,000
Bedrooms	2
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,562
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey

Status	Active
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### Community Information

Address	142 Rocky Vista Terrace Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5G7

### Amenities

Amenities	Visitor Parking, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Glass Doors, Living Room, Mantle, Recreation Room, Stone
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	BBQ gas line
Lot Description	See Remarks, Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 28th, 2025
Days on Market	8
Zoning	DC (pre 1P2007)

HOA Fees 25  
HOA Fees Freq. MON

**Listing Details**

Listing Office Real Estate Professionals Inc.

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