

**6 Rocky Vista Terrace NW  
Calgary, Alberta**

**MLS # A2282695**



**\$614,900**

<b>Division:</b>	Rocky Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,632 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot, Landscaped, See Remarks, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 489
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Pantry, See Remarks, Vinyl Windows		

**Inclusions:** N/A

Welcome to this beautifully updated end-unit townhome in the highly sought-after Brownstones of Rocky Ridge, where spacious living, thoughtful upgrades, and stunning mountain views come together in one exceptional property. Offering over 2,200 developed sq ft with 4 bedrooms and 3.5 bathrooms, this move-in ready home features fresh paint throughout along with upgraded flooring, lighting, countertops, backsplash, and brand new stainless steel appliances. The grand foyer welcomes you into a versatile den/home office/flex space with adjacent powder room, ideal for today's work-from-home lifestyle. The open-concept main level is perfect for entertaining, with a generous living area centered around a cozy fireplace and access to a spacious deck and BBQ area. The stylish kitchen offers abundant cabinetry, loads of counter space, walk-in pantry, massive breakfast bar, and dining area that comfortably seats a large family. Upstairs, the primary retreat impresses with vaulted ceilings, private balcony, mountain and sunset views, spa-like ensuite, and walk-in closet, along with two additional bedrooms and a full 4-piece bath. A convenient upper-floor laundry hookup remains in place if desired, though the space has been thoughtfully converted into a bright home office, with laundry currently located in the basement. The fully developed lower level provides additional living space with a family/rec room, fourth bedroom, full bath, cold room, & ceilings, large windows, dedicated laundry room, and plenty of storage. Enjoy low-maintenance living, amazing neighbours, and a prime location just minutes from transit, LRT, recreation facilities, and all amenities. Spacious, turnkey, and beautifully maintained, this property offers outstanding value in one of NW Calgary's most desirable communities.