

**224, 500 Rocky Vista Gardens NW**  
**Calgary, Alberta**

**MLS # A2200453**



**\$349,000**

<b>Division:</b>	Rocky Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	895 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 549
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Veneer, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this immaculate unit in the highly desirable complex from The Swan Group in The Lakes of Rocky Ridge. Bright and airy, this unit boasts a fantastic open and functional floor plan with a sleek kitchen presenting stainless steel appliances, granite counters, and plenty of counter space. The kitchen is perfect for entertaining and over looks the dining and living space where you'll find access to the private balcony for BBQs or simply enjoying the spectacular views. Both bedrooms are gracious in size and separated by the main living area for the utmost privacy. The generous master features a large walk-in closet and a 3pc ensuite. This well equipped building offers secure heated underground parking, an exercise room, theatre room, bike storage, and large social room for gatherings! Located minutes to the Ranch Centre and only a short walk to the LRT and bus stop. Don't miss out on your chance to own in such a well managed complex.