

**106, 345 Rocky Vista Park NW
Calgary, Alberta**

MLS # A2206599



\$399,900

Division:	Rocky Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,169 sq.ft.	Age:	2002 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Forced Air, Natural Gas

Water: -

Floors: Carpet, Laminate

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 582

Basement: -

LLD: -

Exterior: Stone, Vinyl Siding, Wood Frame

Zoning: M-C2

Foundation: -

Utilities: -

Features: Breakfast Bar, Laminate Counters, Open Floorplan, Storage, Walk-In Closet(s)

Inclusions: N/A

Step into this bright, open-concept southwest-facing unit, bathed in natural light throughout the day. Featuring brand-new, luxurious laminate flooring, this home welcomes you with a spacious foyer—perfect for a bench, coat hooks, and plenty of room for shoes and outerwear. The kitchen shines with new stainless steel appliances, elegant white shaker-style cabinetry, and a convenient breakfast bar. Adjacent to the kitchen, the dining area offers generous space and a charming bay window, ideal for hosting or casual meals. The cozy living room centers around a stunning brick-faced corner gas fireplace with a classic wooden mantle. Enjoy breathtaking views through the glass sliding patio doors that open to your private balcony, complete with a gas BBQ line and a separate storage room—overlooking serene pond and mountain views. Retreat to the large master suite featuring mountain views, a deep walk-in closet, and a luxurious 4-piece ensuite with a soaker tub, large vanity, and fully tiled stand-up shower. The second bedroom is also generously sized with large windows and a deep closet. A second full 4-piece bathroom and a spacious laundry/storage room complete this fabulous home. Light, modern paint colors, new light fixtures, and updated window coverings make this unit truly move-in ready. Enjoy resort-style amenities including a gym, theater, games room, and library. Located just minutes from shopping, restaurants, and the LRT. Plus, scenic pathways and walkways are right outside your door. Book your showing today!