

Welcome Home to

238 Rocky Vista Circle NW



Chris Zaharko
Associate

ROYAL LEPAGE
Benchmark
INDEPENDENTLY OWNED AND OPERATED, BROKER

Phone: 403-874-0424
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Top 1% Nationally



Private Lakes Access! Fully finished renovated row house in family friendly Rocky Ridge! 3 bed, 3.5 bath. This open concept main floor is nice and bright, the living area features a large picture window and gas fireplace. The kitchen has been renovated including new SS appliances, counters, black granite sink and full pantry. Custom blinds, laminate and tile floors throughout the main level. 10 yr LED lights on the main and upper floors. Backing onto shared green space, the patio is easily accessed through sliding doors off the dining area. The large master suite offers a walk-in closet and and bright 4 pc ensuite. 2 bedrooms and 4 pc bath complete the upper level. The basement has been fully finished offering laminate floors, laundry and 3 pc bath. Single attached garage with double parking pad. Walking distance to the LRT. Minutes to YMCA & Royal Oak Centre. Private Lakes of Rocky Ridge access includes fully equipped fitness centre, tennis and basketball courts, games room and private event spaces.





MLS: C4285080
Year Built: 2001
Style: 2 Storey
Total SqFt: 1,253
Taxes (2019): \$2,132
Condo Fees: \$358/Monthly
HOA: \$25/Monthly
Parking: 3/Single Garage Attached
Features: No Animal Home, No Smoking Home, Patio

Living Room:	16'2"X10'8"	M
Kitchen:	10'4"X8'6"	M
Dining Room:	10'4"X8'0"	M
Master Bed:	14'0"X11'8"	U
Rec Room:	20'6"X15'10"	B

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