



THE
A-TEAM

**RE/MAX
FIRST**

35 EAST RIDGE Boulevard, Rural Rocky View County T1X 2L1

MLS® #: **A2103510**

Area: **NONE**

Listing Date: **01/24/24**

List Price: **\$1,297,000**

Status: **Active**

County: **Rocky View County**

Change: **-\$100k, 20-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Rural Rocky View

Finished Floor Area

County

Abv Sqft:

1,987

Year Built:

1997

Low Sqft:

Ttl Sqft:

1,987

Lot Information

Lot Sz Ar:

91,040 sqft

Lot Shape:

DOM

116

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

**Acreage with
Residence,Bungalow**

Parking

Ttl Park:

4

Garage Sz:

4

Access:

Corner Lot,Landscaped,Views

Lot Feat:

**Additional Parking,Drive Through,Driveway,Front Drive,Garage Door Opener,Heated Garage,Quad or More
Attached,See Remarks,Single Garage Detached**

Park Feat:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air**
Sewer: **Septic Field**
Ext Feat: **BBQ gas line,RV Hookup**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source: **Well**
Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Freezer,Garage Control(s),Gas Stove,Humidifier,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Ceiling Fan(s),Central Vacuum,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Soaking Tub,Sump Pump(s),Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	6`9" x 7`9"	Kitchen	Main	13`10" x 15`7"
Dinette	Main	9`8" x 14`11"	Living Room	Main	15`1" x 16`4"
Laundry	Main	5`10" x 6`11"	Bedroom - Primary	Main	14`7" x 18`3"
Bedroom	Main	12`9" x 13`2"	Bedroom	Main	9`5" x 12`10"
Other	Lower	12`0" x 36`10"	Other	Lower	8`7" x 120`0"

Bedroom
Furnace/Utility Room
4pc Bathroom
5pc Ensuite bath

Lower
Lower
Main
Main

13`9" x 21`10"
8`4" x 10`7"

Storage
2pc Bathroom
4pc Bathroom

Lower
Main
Lower

6`10" x 19`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
Country Residential

9711229

Remarks

Pub Rmks:

**** OPEN HOUSE - May 18th - 1:00-3:30 Executive Bungalow with beautiful Mountain Views / 2 Acres / Professionally Renovated - New Hardwood - Lights - Quartz Countertops - Iron Rod Railings - High Quality Ensuite Shower - Interior Paint - Granite Counters in Bathrooms - Heated floors in Ensuite & 4 Piece Bath Lower Level - 2 Tier Deck - 4 Car Attached Garage with 50" Drive Through Bay - RV Hookups with Power & Sewer - Central Air Conditioning - Large Kitchen Island - No Gravel To Home. This home is sure to impress, from the moment you enter you will notice the open design with vaulted ceilings and lots of windows to enjoy the mountain view. Kitchen offers a large island, gas stove, soft close drawers, and cupboards, built in beverage fridge. Large dining area. Living room is bright and spacious. Master ensuite is an impressive size and features a 5-piece ensuite and walk in closet. The additional two bedrooms on the main are both a good size. Main floor Laundry. Downstairs is mostly finished, just a few final details to add. It now features finished a 4-piece bath, storage room and a massive fourth bedroom with a huge walk-in closet. The two-tier deck is partially covered, gas line for bar-b-que, lots of room for entertaining and enjoying the beautiful Mountain View. The garage is the cars guy dream garage. There are two 10' x 10' doors and two 10' x 12' doors with a drive through bay. No need to pay for any additional vehicle or trailer storage as this yard is fully equipped for all your needs and offers the full RV hook ups. There is no gravel to this home. Located within minutes to Chestermere, Strathmore, Glenmore, Highway 1 and Stoney Trail, wherever you need to go it is only minutes away.**
patio furniture
CIR Realty

Inclusions:
Property Listed By:

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











