

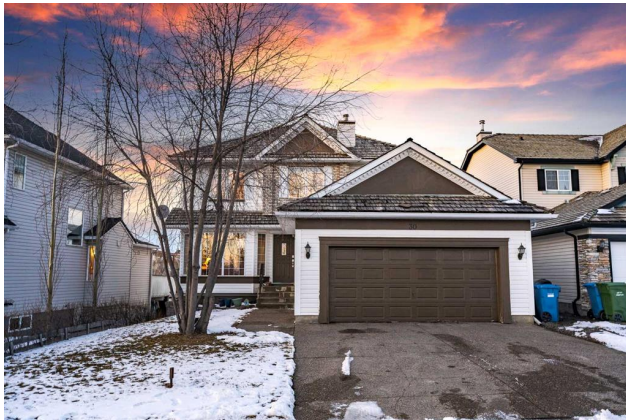


THE
A-TEAM

**RE/MAX
FIRST**

30 ROCKY RIDGE Landing, Calgary T3G 4E5

MLS®#: **A2107413** Area: **Rocky Ridge** Listing Date: **03/01/24** List Price: **\$925,000**
Status: **Pending** County: **Calgary** Change: **-\$25k, 29-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1995**
Lot Information
Lot Sz Ar: **5,037 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,276**
Low Sqft:
Ttl Sqft: **2,276**

DOM

79
Layout
Beds: **6 (6)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **6**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,No Neighbours Behind,Landscaped,Many Trees**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Wood**
Heating: **Standard**
Sewer:
Ext Feat: **Private Entrance,Private Yard,Storage**

Construction: **Vinyl Siding**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Built-in Features,Chandelier,Closet Organizers,Crown Molding,Granite Counters,High Ceilings,Kitchen Island,Natural Woodwork,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`10" x 5`7"
Dining Room	Main	15`2" x 9`11"
Foyer	Main	15`8" x 8`10"
Laundry	Main	5`8" x 7`3"
Office	Main	12`3" x 9`11"
4pc Ensuite bath	Second	10`2" x 11`9"

Room	Level	Dimensions
Breakfast Nook	Main	8`11" x 13`9"
Family Room	Main	13`10" x 14`11"
Kitchen	Main	10`0" x 11`10"
Living Room	Main	11`4" x 12`10"
4pc Bathroom	Second	10`4" x 6`7"
Bedroom	Second	13`1" x 11`0"

Bedroom
Bedroom - Primary
4pc Bathroom
Bedroom
Game Room

Second
Second
Basement
Second
Basement

11`8" x 9`11"
12`8" x 13`6"
12`0" x 7`11"
13`0" x 15`0"
18`5" x 17`7"

Bedroom
Walk-In Closet
Bedroom
Walk-In Closet

Second
Second
Second
Basement

11`2" x 13`0"
6`0" x 8`5"
12`2" x 12`10"
12`11" x 3`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1
9512481

Remarks

Pub Rmks:

With stunning design and timeless elegance apparent in every room, a walkout basement, and a peaceful setting backing onto a park, this Rocky Ridge property immediately feels like home. Mature trees shade the front walk, and a bay window frames an inviting interior as you walk up. Inside, soaring ceilings in the foyer draw the eye way up, and there is so much light throughout the main level. Gorgeous flooring choices include light tile, which pairs beautifully with warm wood trim. Dark hardwood anchors the space in the living area, flowing back into a formal dining area with mesmerizing statement lighting. Most of the light fixtures have been upgraded to enhance the stylish ambiance. A spacious kitchen is finished with full-height wood cabinetry, mottled granite counters, and tile backsplashes. A full pantry is a coveted feature, and quality appliances include a newer stove and a French-door refrigerator. The open layout offers a sunny breakfast nook with access to the upper deck and relaxing views over the park. The family room centres around a cozy gas fireplace, while skylights bring in tons of natural light. Off the hall, you will find a home office and a powder room, and the entry from the double-attached garage also holds a large laundry room to finish the level. As you head upstairs, the open staircase adds a feeling of grandeur and draws attention to the statement chandelier. The primary suite is a haven, with an impressive walk-in closet and a phenomenal ensuite. Your private spa begs you to wind down in the jetted tub, and a rainfall shower-head levels up your morning shower. Three more oversized bedrooms on this storey form a fantastic family layout, and a large main bathroom provides plenty of storage and space for everyone to get ready for the day. Downstairs, the walkout basement features high ceilings and lots of windows. The rec-room has custom built-ins perfect for your movie night set up and steps out to the covered patio. There are two more bedrooms here, one with a cheater ensuite bathroom access and the other with a massive walk-in closet. Outside, the lawn is a fantastic place for kids and pets to play, and the green space beyond the fence brings nature to your door, with stands of trees, pathways, and a pond giving you serene views in all seasons. This community is filled with parks and connected by pathways for hours of outdoor enjoyment. The homeowner's association emphasizes recreation, with indoor and outdoor activities, a lake with paddle boat rentals, venue space, and community events. Nearby, you will find schools, local shops, and a plethora of additional amenities at Crowfoot Crossing. Easy access to primary routes and the C-train make this a great location to take part in everything Calgary has to offer, and you can be the first to head out to the mountains. See this one today!

Inclusions:
Property Listed By:

N/A
Greater Property Group

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

