



THE
A-TEAM

**RE/MAX
FIRST**

34 ROCKYLEDGE Rise, Calgary T3G5P8

MLS®#: **A2116742**

Area: **Rocky Ridge**

Listing Date: **04/03/24**

List Price: **\$945,000**

Status: **Active**

County: **Calgary**

Change: **-\$30k, 02-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2004**
Lot Information
Lot Sz Ar: **4,327 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,250**
Low Sqft:
Ttl Sqft: **2,250**

DOM

46
Layout
Beds: **5 (4 1)**
Baths: **4.0 (4 0)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Low Maintenance Landscape,Views**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Bar Fridge,Built-In Oven,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Garage Control(s),Range Hood,Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,Ceiling Fan(s),Kitchen Island,No Smoking Home,Pantry,Recessed Lighting,Storage,Walk-In Closet(s),Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	14`0" x 13`0"
Breakfast Nook	Main	12`0" x 10`0"
Dining Room	Main	13`0" x 8`5"
Laundry	Main	9`1" x 8`5"
Game Room	Lower	19`11" x 13`7"
Furnace/Utility Room	Lower	10`5" x 9`1"
Storage	Lower	8`0" x 8`0"

Room	Level	Dimensions
Pantry	Main	3`8" x 3`8"
Living Room	Main	17`11" x 15`2"
3pc Bathroom	Main	9`6" x 4`11"
Foyer	Lower	9`6" x 4`11"
Bedroom	Main	13`8" x 9`8"
4pc Bathroom	Lower	10`0" x 5`0"
Bedroom	Lower	10`11" x 9`7"

Other
5pc Bathroom
Bedroom
Office

Lower
Upper
Upper
Upper

7`5" x 5`5"
13`3" x 8`4"
10`5" x 9`11"
7`8" x 4`11"

Bedroom - Primary
Bedroom
4pc Bathroom

Upper
Upper
Upper

16`0" x 12`0"
13`11" x 9`5"
8`8" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0310593

Zoning:
R-C1

Remarks

Pub Rmks:

Mountain Views! This beautiful home has a great floor plan that utilizes space for a variety of living situations. The upper level also has mountain views. A fantastic kitchen with a Viking stove, stainless steel appliances including a double fridge, dishwasher, microwave and bar fridge. An abundance of cabinets and granite counters, plus, a breakfast nook. The open living room and dining area create a great space to relax or entertain, with large windows and a south facing balcony. The main floor has a bathroom with a shower and a flex room ideal for an office, bedroom or children's playroom. The large laundry room is also on the main level. The upper level has three bedrooms. The primary has a walk-in closet, 5-piece ensuite with corner tub, double vanities and separate shower. The front bedroom is next to the built-in workspace, and both have mountain views. The upper level is completed with another bedroom and full bathroom. Off the foyer is the finished reverse basement with 9ft ceilings, big windows and a great-sized bedroom. A built-in bar area, large living space and full bathroom. Ideal for older children or extended family as it is closed off for privacy. This home also has A/C. You can access the walking paths and explore the neighborhood from the fully fenced, landscaped backyard. The shed is also included. This wonderful home is conveniently close to the community center on a quiet street.

Inclusions:
Property Listed By:

Shed
RE/MAX Realty Professionals

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







