



THE
A-TEAM

**RE/MAX
FIRST**

18 ROCKFORD Road, Calgary T3G 0C9

MLS®#: **A2120073**

Area: **Rocky Ridge**

Listing Date: **04/09/24**

List Price: **\$975,000**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 02-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2012**

Lot Information

Lot Sz Ar: **4,531 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,483**

Low Sqft:

Ttl Sqft: **2,483**

DOM

40

Layout

Beds: **4 (4)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Level,Rectangular Lot**
Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

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

Construction: **Stone,Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Breakfast Bar,Closet Organizers,Double Vanity,Kitchen Island,Soaking Tub,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>
Dining Room	Main	12`1" x 8`11"	Kitchen	Main	15`8" x 12`11"
Nook	Main	10`11" x 6`0"	Family Room	Main	15`4" x 15`0"
Office	Main	9`3" x 9`6"	Laundry	Main	5`8" x 8`5"
Living Room	Main	12`1" x 11`5"	Entrance	Main	4`7" x 11`4"
2pc Bathroom	Main	4`8" x 4`10"	5pc Ensuite bath	Second	10`8" x 14`11"
Bedroom	Second	10`2" x 11`11"	4pc Bathroom	Second	4`11" x 8`11"
Bedroom	Second	8`11" x 11`3"	4pc Bathroom	Second	8`11" x 4`11"

Walk-In Closet
Game Room
Furnace/Utility Room
Bedroom

Second
Basement
Basement
Second

4`11" x 9`6"
11`6" x 20`6"
14`5" x 17`6"
11`4" x 8`11"

Bedroom - Primary
Family Room
Other

Second
Basement
Basement

13`11" x 19`10"
29`9" x 12`5"
9`10" x 6`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1111692

Zoning:
DC (pre 1P2007)

Remarks

Pub Rmks: **WELCOME TO ROCKY RIDGE! This 2 storey home has a total of 4 bedrooms upstairs, 3.5 bathrooms and over 2,400 SQFT above grade! The main level has hardwood floors throughout, gourmet style kitchen with granite counter tops, stainless steel appliances and tons of storage! East facing deck to enjoy the Morning Sun! The upper level has 4 bedrooms, 3 full bathrooms including a 5pce Master Ensuite with walk-in closet! Amazing location, close to schools, parks, walking paths, public transit and The YMCA! Call and schedule your showing today.**

Inclusions: **N/A**
Property Listed By: **RE/MAX Real Estate (Central)**

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











