

77 ROCKBLUFF Place, Calgary T3G 5B1

MLS®#: **A2124838** Area: **Rocky Ridge** Listing Date: **04/20/24** List Price: **\$775,000**  
 Status: **Active** County: **Calgary** Change: **-\$25k, 17-May** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2002**  
Lot Information  
 Lot Sz Ar: **4,983 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Yard,Cul-De-Sac,Landscaped,Pie Shaped Lot**  
 Park Feat: **Double Garage Attached**

DOM

**29**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Storage**  
 Construction: **Stone,Vinyl Siding**  
 Flooring: **Ceramic Tile,Hardwood,Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Refrigerator,Washer,Window Coverings**  
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Granite Counters,Jetted Tub,Kitchen Island,Natural Woodwork,No Animal Home,No Smoking Home,Pantry**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	13`8" x 11`5"	Living Room	Main	17`8" x 13`8"
Dining Room	Main	11`4" x 10`6"	Laundry	Main	9`5" x 4`11"
Bonus Room	Upper	12`8" x 8`2"	Game Room	Lower	17`4" x 15`5"
Bedroom - Primary	Upper	15`5" x 11`11"	Bedroom	Upper	12`8" x 11`11"
Bedroom	Upper	12`8" x 11`11"	Bedroom	Lower	14`9" x 8`1"
2pc Bathroom	Main	5`5" x 4`10"	3pc Bathroom	Lower	8`9" x 6`11"
5pc Ensuite bath	Upper	12`7" x 9`4"	4pc Bathroom	Upper	8`2" x 4`11"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C1**

**0011019**

Remarks

Pub Rmks: **Beautifully upgraded family home in Rocky Ridge. Over 2,600 Sq Ft of developed area. 4 bedrooms in total, 3 & 1/2 bathrooms. Perfect location on quiet and safe Cul-De-Sac, big backyard on pie shaped lot. Great mountain view from bedrooms. Newer roof, hot water tank, fridge, toilets, faucets & lighting fixtures. Great floor plan with big windows for brightness, 3/4" hardwood on the main & upper floor. Gourmet kitchen with granite countertops, spacious island & walk in pantry. KINETICO system-water dichloridation & softening as well additional water drinking system under the sink. Spacious family room with corner fire place, dining room with patio door leading to big cedar deck. Upstairs features big master bedroom, elegant ensuite bathroom with jetted tub, custom built-in shower and heated floor, 2 good size kids' bedrooms, main bathroom and bonus room. Professionally finished basement offers a big bedroom, family room & 3pc bath with custom shower and heated floor. Close to schools, shopping, parks, LRT. Easy access to Highway 1A, Stoney Trail, New YMCA,**

Inclusions:  
Property Listed By: **Kinetico Water System, Garden Shed  
CIR Realty**

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













