



THE
A-TEAM

**RE/MAX
FIRST**

235 ROCKY RIDGE Drive, Calgary T3G 4M1

MLS®#: **A2132932** Area: **Rocky Ridge** Listing Date: **05/16/24** List Price: **\$1,299,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1998**
Lot Information
 Lot Sz Ar: **5,974 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,590**
 Low Sqft:
 Ttl Sqft: **2,590**

DOM

43
Layout
 Beds: **6 (4 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Greenbelt,Views**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Pine Shake**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Playground**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bookcases,Central Vacuum,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions
Kitchen With Eating Area	Main	12`11" x 12`11"
Breakfast Nook	Main	11`0" x 8`0"
Dining Room	Main	14`11" x 9`9"
2pc Bathroom	Main	5`0" x 5`0"
Laundry	Main	8`3" x 8`0"
5pc Ensuite bath	Upper	13`5" x 12`2"
Bedroom	Upper	13`11" x 10`4"

Room	Level	Dimensions
Pantry	Main	4`0" x 4`0"
Living Room	Main	14`4" x 13`4"
Family Room	Main	16`8" x 12`11"
Office	Main	13`2" x 11`0"
Bedroom - Primary	Upper	20`5" x 13`2"
Bedroom	Upper	14`3" x 9`3"
Bedroom	Upper	10`3" x 10`3"

5pc Bathroom	Upper	10`4" x 5`11"	Family Room	Lower	16`5" x 13`8"
Game Room	Lower	21`0" x 16`0"	Wine Cellar	Lower	7`8" x 4`9"
Bedroom	Lower	15`6" x 13`2"	Bedroom	Lower	12`6" x 12`0"
4pc Bathroom	Lower	7`6" x 6`1"	Furnace/Utility Room	Lower	8`0" x 8`0"
Storage	Lower	13`0" x 6`0"	Workshop	Lower	5`0" x 4`0"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **9712624**

Zoning: **R-C1**

Remarks

Pub Rmks: **VIEWS, VIEWS & MORE VIEWS!!! Incredible SIX BEDROOM 2-story walkout home with over 3650 sq ft of development for a large family or executive living. This home has panoramic MOUNTAIN, COP & CITY views from its perfect location. As you enter this home your eyes lead to the curved staircase with wrought iron railing to the second level & downwards to the lower walkout. The private den looks out to green space across the street & next to the sunken formal living room plus a large foyer with walk-in closet, 1/2 bath, and laundry room with door to garage. The formal dining room is large enough for any grand table + great for entertaining. The kitchen has maple cabinets, granite tops, a gas stove, and a stainless appliance package and the views are out of this world. Enjoy lunch on your west-facing deck complete with a retractable awning to give you that shade in the summer months. Large eating nook, island, open to the great room with gas fireplace & wall units on each side. The upper level has 4 well-sized bedrooms for that growing family, a 5 piece bathroom, the primary suite allows you to wake up to mountain views and enjoy your 5 piece ensuite or enjoy the sitting area, a perfect place to cozy up with that good book. The lower walkout level is well-appointed and boasts 2 more bedrooms, another family room with a fireplace, wet bar, or head outside the covered patio with your private landscaped backyard on a greenspace. Air conditioning, new paint and an updated hot water tank complete this turn-key property perfect for a growing or larger family. OPEN HOUSE SATURDAY JUNE 8TH 1:00-4:00!!**

Inclusions: **None**
 Property Listed By: **Real Broker**

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













