



THE
A-TEAM

**RE/MAX
FIRST**

95 ROCKYWOOD Circle, Calgary T3G 5W2

MLS®#: **A2139248**

Area: **Rocky Ridge**

Listing Date: **06/07/24**

List Price: **\$674,900**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 28-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2004**

Lot Information

Lot Sz Ar: **5,371 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,739**
Low Sqft:
Ttl Sqft: **1,739**

DOM

21
Layout
Beds: **5 (4 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Few Trees,Lawn,No Neighbours Behind,Pie Shaped Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Kitchen Island,Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`2" x 11`10"
Kitchen	Main	12`9" x 11`11"
Bedroom	Main	9`10" x 8`10"
Bedroom	Upper	10`11" x 11`7"
Laundry	Upper	7`5" x 5`1"
2pc Bathroom	Main	
4pc Bathroom	Upper	

Room	Level	Dimensions
Dining Room	Main	7`1" x 9`11"
Bedroom - Primary	Upper	16`6" x 11`11"
Bedroom	Upper	9`5" x 8`10"
Bedroom	Lower	11`8" x 11`0"
Game Room	Lower	25`9" x 13`8"
4pc Bathroom	Lower	
4pc Ensuite bath	Upper	

Title: **Fee Simple**
 Legal Desc: **0410926**

Zoning: **R-C1**

Remarks

Pub Rmks: **Welcome to this charming home, perfectly situated on a generous pie-shaped lot, offering 5 bedrooms & 3.5 baths. Upon entering, you'll be captivated by the open-concept living area, where a large window floods the space with natural light, highlighting the elegant corner fireplace with a tile surround and wooden mantle. The living room seamlessly transitions to the back deck, complete with stairs leading down to the fully fenced backyard. This expansive outdoor area features a well-maintained lawn, a few mature trees, and plenty of space for gardening, playing, or relaxing. The kitchen is a chef's delight, boasting a functional island with raised breakfast bar seating, sleek stainless steel appliances, and a convenient corner pantry. Just off the kitchen, the dining area provides a perfect setting for family meals and gatherings with friends. The main level is complete with a 2pc powder room, bedroom that can easily be used as a home office and access to the attached double car garage. Upstairs, the primary bedroom is a serene retreat, offering a 4-piece ensuite complete with a corner jetted tub, stand-alone shower, and a walk-in closet. The upper level also houses a laundry room with built-in storage, making chores both convenient and efficient. Two additional bedrooms and a 4pc bathroom top off this upper level. The basement is a versatile space, featuring an additional bedroom and a 4-piece bathroom, perfect for guests or family members seeking privacy. The large recreation room offers endless possibilities, whether you envision it as an entertainment hub, a family room, or a workout area. This home seamlessly blends comfort, style, and functionality!**

Inclusions: **N/A**
 Property Listed By: **First Place Realty**

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













