



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**90 ROCKY RIDGE Drive, Calgary T3G 4E6**

MLS®#: **A2145357**      Area: **Rocky Ridge**      Listing Date: **06/28/24**      List Price: **\$799,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1995**  
Lot Information  
 Lot Sz Ar: **4,746 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,804**  
 Low Sqft:  
 Ttl Sqft: **1,804**

DOM

**10**  
Layout  
 Beds: **5 (4 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Back Yard**  
 Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Refrigerator, Stove(s), Washer/Dryer**  
 Int Feat: **Ceiling Fan(s), Closet Organizers, Skylight(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Mud Room	Main	3`3" x 8`3"	2pc Bathroom	Main	4`11" x 8`6"
Entrance	Main	12`4" x 8`0"	Dining Room	Main	11`9" x 9`4"
Living Room	Main	15`10" x 13`5"	Dining Room	Main	11`3" x 8`0"
Kitchen	Main	9`2" x 11`2"	Bedroom	Second	9`3" x 14`4"
Bedroom - Primary	Second	12`0" x 14`4"	Walk-In Closet	Second	4`11" x 5`2"
3pc Ensuite bath	Second	4`11" x 7`2"	4pc Bathroom	Second	5`10" x 7`3"
Bedroom	Second	9`4" x 12`7"	Bedroom	Second	9`3" x 13`7"

Furnace/Utility Room  
Bedroom  
Den

Basement  
Basement  
Basement

6`1" x 13`0"  
9`11" x 12`10"  
12`5" x 11`4"

Game Room  
3pc Bathroom

Basement  
Basement

12`8" x 18`8"  
4`11" x 8`6"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

9512475

Zoning:  
R-C1

Remarks

Pub Rmks:

**"Nestled in the highly desirable Rocky Ridge neighborhood, this exceptional home offers a perfect blend of comfort, style, and convenience. Backing onto lush green space and situated just across from the vibrant community center, it provides easy access to transit for seamless commuting. Mountain views and abundant natural light fills the interior, illuminating the spacious layout that caters perfectly to family living. Upstairs, four bright bedrooms offer lots of room for everyone, complemented by an additional bedroom, an extra room and an open versatile space in the newly renovated basement. The main level features a renovated main bathroom, and a beautifully appointed dining room that flows effortlessly into the living room, complete with a cozy fireplace for the winter—a perfect setting for both everyday living and entertaining. Step outside to the generous back deck, ideal for enjoying summer evenings and outdoor gatherings. Recent updates include replacing all Poly B piping, installing a new range and sliding door, as well as upgrading to new blinds and a high-efficiency furnace. With its bright interiors, thoughtful upgrades, and prime location, this home is an ideal choice for those seeking comfort and community in Rocky Ridge—a place to create lasting memories and enjoy a quintessential family lifestyle."**

Inclusions:  
Property Listed By:

N/A  
Century 21 Bravo Realty

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













