



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**49 ROCKY RIDGE Green, Calgary T3G 4R4**

MLS®#: **A2150073**      Area: **Rocky Ridge**      Listing **07/16/24**      List Price: **\$719,500**  
 Status: **Active**      County: **Calgary**      Change: **-\$10k, 22-Aug**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **1998**      Abv Sqft: **1,848**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **4,154 sqft**      Ttl Sqft: **1,848**  
 Lot Shape: **Width 40 foot 11  
 inches by depth 98  
 foot 43 inches**

DOM

**62**  
Layout  
 Beds: **3 (3 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Landscaped,Rectangular Lot,Sloped Down**  
 Park Feat: **Concrete Driveway,Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Concrete,Vinyl Siding,Wood Frame**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:      Flooring: **Carpet,Laminate,Vinyl Plank**  
 Ext Feat: **Private Yard**      Water Source:  
    Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer**  
 Int Feat: **Central Vacuum,Kitchen Island,Laminate Counters,Open Floorplan,Pantry,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`6" x 14`4"	Kitchen	Main	13`11" x 12`5"
Dining Room	Main	12`5" x 8`11"	Laundry	Main	10`1" x 8`0"
Foyer	Main	9`1" x 6`10"	2pc Bathroom	Main	5`6" x 5`2"
Bedroom - Primary	Second	15`8" x 12`0"	Bedroom	Second	10`11" x 10`5"
Bedroom	Second	10`1" x 11`4"	Bonus Room	Second	14`11" x 14`8"
4pc Ensuite bath	Second	7`10" x 4`11"	4pc Bathroom	Second	7`5" x 4`10"
Exercise Room	Lower	25`10" x 26`11"	3pc Bathroom	Lower	7`10" x 4`6"

**Furnace/Utility Room**

**Lower**

**13`3" x 12`1"**

Legal/Tax/Financial

Condo Fee:  
**\$172**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R-C1N**

Legal Desc: **9810180**

Remarks

Pub Rmks:

**PRICE REDUCED. UNDERSTAND THE BENEFIT LAWN AND SNOW REMOVAL MAINTENANCE. ALL THE PROPERTIES IN THIS AREA ARE WELL KEPT AND SUPPORT THE LOOKS AND VALUE OF THE NEIGHBOURS PROPERTY. Don't miss this great opportunity to purchase this solid fully finished house. House professionally repainted inside and new vinyl plank flooring on the whole main floor. Clean and ready for quick possession. This house features 3 bedrooms up and a bonus room. The huge master bedroom features a 4-piece In-suite bathroom with jetted tub and walk-in closet. Another 4-piece bathroom is situated between the 2 other bedrooms on the upper level. The huge bonus room with vaulted ceilings completes this upper floor. The open plan main floor features the kitchen and dining area with family room with double-sided fireplace. The 2-piece bathroom and access to the laundry room completes the main floor. The finished open plan basement features a 3-piece bathroom with large windows and lots of opportunities. The huge furnace room with lots of storage space also a big plus. Another great feature is the wider garage with lots of shelving. Newer roof and hot water tank. The property backs onto a green space and quiet street. This property is a bare land condominium. The current monthly fee of \$ 172.11 that covers all snow removal and lawn maintenance all year around.**

Inclusions:

**N/A**

Property Listed By:

**MaxWell Capital Realty**

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