



THE
A-TEAM

**RE/MAX
FIRST**

49 ROCKY RIDGE Green, Calgary T3G 4R4

MLS®#: **A2150073**

Area: **Rocky Ridge**

Listing Date: **07/16/24**

List Price: **\$699,500**

Status: **Pending**

County: **Calgary**

Change: **-\$10k, 23-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1998**

Finished Floor Area

Abv Sqft: **1,848**
Low Sqft:
Ttl Sqft: **1,848**

Lot Information

Lot Sz Ar: **4,154 sqft**
Lot Shape: **Width 40 foot 11 inches by depth 98 foot 43 inches**

DOM

129
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**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Concrete,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Laminate,Vinyl Plank**
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
Living Room	Main	14`6" x 14`4"
Dining Room	Main	12`5" x 8`11"
Foyer	Main	9`1" x 6`10"
Bedroom - Primary	Second	15`8" x 12`0"
Bedroom	Second	10`1" x 11`4"
4pc Ensuite bath	Second	7`10" x 4`11"
Exercise Room	Lower	25`10" x 26`11"

Room	Level	Dimensions
Kitchen	Main	13`11" x 12`5"
Laundry	Main	10`1" x 8`0"
2pc Bathroom	Main	5`6" x 5`2"
Bedroom	Second	10`11" x 10`5"
Bonus Room	Second	14`11" x 14`8"
4pc Bathroom	Second	7`5" x 4`10"
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 IMPROVED. Great kid friendly location backs onto green space and one block walk to Rocky Ridge community facilities with tennis courts, play ground and pool facility for kids. Some virtual staged pictures added. Don't miss this great opportunity to purchase this solid fully finished house. House professionally repainted inside and new 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 insulated 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:
Property Listed By:

N/A
MaxWell Capital Realty

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









