



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**170 ROCKY RIDGE Point, Calgary T3G 4R5**

MLS®#: **A2159627**

Area: **Rocky Ridge**

Listing Date: **09/17/24**

List Price: **\$598,000**

Status: **Pending**

County: **Calgary**

Change: **-\$22k, 01-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1999**

Lot Information

Lot Sz Ar: **4,488 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard,Lawn,Landscaped**  
Park Feat: **Double Garage Attached**

DOM

**65**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer**  
Int Feat: **Laminate Counters,Pantry,Storage,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	2`8" x 7`0"	Dining Room	Main	11`4" x 11`11"
Foyer	Main	5`10" x 9`6"	Kitchen	Main	14`5" x 10`9"
Living Room	Main	15`7" x 13`10"	4pc Bathroom	Second	7`11" x 5`0"
5pc Ensuite bath	Second	4`11" x 13`5"	Bedroom	Second	9`6" x 12`2"
Bedroom	Second	9`6" x 9`7"	Bedroom - Primary	Second	12`7" x 13`0"
4pc Bathroom	Lower	9`2" x 4`11"	Bedroom	Lower	8`10" x 13`8"
Game Room	Lower	15`9" x 24`9"	Storage	Lower	5`6" x 9`1"

Furnace/Utility Room

Lower

5`10" x 9`0"

Legal/Tax/Financial

Condo Fee:  
**\$161**

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

Zoning:  
**R-C1N**

Legal Desc: **9810180**

Remarks

Pub Rmks: **(Open House on October 20th, 1-2pm)Perfect Rocky Ridge Family Home with Mountain Access and Outdoor Spa Step into this beautifully designed home in the sought-after community of Rocky Ridge, Calgary. Every inch of this home has been thoughtfully laid out for maximum functionality, offering the perfect blend of comfort and convenience for an active family lifestyle. Key Features: Professionally Developed Basement: Includes a 4th bedroom, recreation room, full bathroom, and extra storage—perfect for growing families or hosting guests. Central Air Conditioning: Stay cool and comfortable during hot summer nights. Greenspace Views & Outdoor Spa: Backing onto a lush greenspace, relax and unwind in your outdoor spa after a day of hiking or skiing in the mountains. Year-Round Lawn & Snow Maintenance: More time for you to enjoy life without the hassle of yard work. Prime Location: Situated at the end of a cul-de-sac for extra safety, perfect for kids and local road hockey games. Rocky Ridge Ranch Centre Access: Just steps away from the water park, pond, picnic area, playground, tennis, pickleball, and basketball courts. Easy Mountain Access: Quick access to Stoney Trail means you're just a drive away from mountain adventures, whether it's hiking in the summer or skiing in the winter. Plus, with public transit steps away, everything you need is within reach. This home offers the perfect setting for an active family looking to embrace the Rocky Ridge lifestyle. Don't miss out! Schedule a showing today and make this home yours.**

Inclusions:  
Property Listed By: **Hot Tub, Air Conditioner  
Comox Realty**

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













