



THE
A-TEAM

**RE/MAX
FIRST**

363 NORTHERN LIGHTS Green, Rural Rocky View County T0J1X2

MLS® #: A2160735	Area: NONE	Listing Date: 08/29/24	List Price: \$749,000
Status: Active	County: Rocky View County	Change: None	Association: Fort McMurray



General Information

Prop Type:	Residential
Sub Type:	Detached
City/Town:	Rural Rocky View County
Year Built:	2024
Lot Information	
Lot Sz Ar:	5,248 sqft
Lot Shape:	
Access:	
Lot Feat:	Level
Park Feat:	Triple Garage Attached

DOM

114
<u>Layout</u>
Beds: 4 (4)
Baths: 2.5 (2 1)
Style: 2 Storey
<u>Parking</u>
Ttl Park: 6
Garage Sz: 3

Utilities and Features

Roof: Asphalt Shingle	Construction: See Remarks, Stone, Vinyl Siding
Heating: Forced Air, Natural Gas	Flooring: See Remarks, Vinyl Plank
Sewer: Public Sewer	Water Source: Public
Ext Feat: None	Fnd/Bsmt: Poured Concrete
Kitchen Appl: Gas Range, Range Hood	
Int Feat: Bathroom Rough-in, Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Sump Pump(s), Walk-In Closet(s)	
Utilities:	

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main		Flex Space	Main	10`6" x 11`6"
Great Room	Main	13`0" x 17`0"	Dining Room	Main	11`6" x 10`0"
Bedroom - Primary	Upper	12`6" x 13`6"	5pc Ensuite bath	Upper	
Bonus Room	Upper	10`2" x 12`0"	Bedroom	Upper	10`6" x 9`6"
Bedroom	Upper	12`4" x 12`2"	4pc Bathroom	Upper	
Bedroom	Upper	10`4" x 11`3"			

Title: **Fee Simple**
Legal Desc: **2111497**

Zoning: **TBD**

Remarks

Pub Rmks: **Craftsman elevation - see plans 9' foundation and main floor ceiling heights Side entrance-great for potential future basement development Quality kitchen cabinets with extended upper cabinets Upgraded Samsung gas range and Samsung built-in microwave Quartz countertops throughout Luxury vinyl plank flooring throughout main floor. Natural gas fireplace with full tile to ceiling height. Convenient upper floor laundry room with linen storage Triple car garage. Photos are representative.**

Inclusions: **N/A**
Property Listed By: **Bode Platform Inc.**

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