



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**

Finished Floor Area
 Abv Sqft: **2,129**
 Low Sqft:
 Ttl Sqft: **2,129**

DOM

20
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **3**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer: **Public Sewer**
 Ext Feat: **None**

Construction: **See Remarks,Stone,Vinyl Siding**
 Flooring: **See Remarks,Vinyl Plank**
 Water Source: **Public**
 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>
2pc Bathroom	Main	
Great Room	Main	13`0" x 17`0"
Bedroom - Primary	Upper	12`6" x 13`6"
Bonus Room	Upper	10`2" x 12`0"
Bedroom	Upper	12`4" x 12`2"
Bedroom	Upper	10`4" x 11`3"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Flex Space	Main	10`6" x 11`6"
Dining Room	Main	11`6" x 10`0"
5pc Ensuite bath	Upper	
Bedroom	Upper	10`6" x 9`6"
4pc Bathroom	Upper	

