

363 NORTHERN LIGHTS Green, Rural Rocky View County T0J1X2

A2160735 NONE Listing 08/29/24 List Price: **\$749,000** MLS®#: Area:

Status: Active County: **Rocky View County** Change: None Association: Fort McMurray

Date:

General Information

Prop Type: Sub Type:

City/Town: Finished Floor Area

2024 Low Sqft: Lot Information

5,248 sqft

Access:

Year Built:

Lot Sz Ar:

Lot Shape:

Lot Feat: Level

Park Feat: **Triple Garage Attached**

Residential Detached

Rural Rocky View County Abv Saft:

> Ttl Sqft: 2,129

2,129

<u>Parking</u>

DOM

145

<u>Layout</u>

Beds:

Baths:

Style:

Ttl Park: 6 Garage Sz: 3

4 (4)

2.5 (2 1)

2 Storey

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Forced Air, Natural Gas Heating: See Remarks, Stone, Vinyl Siding

Flooring:

See Remarks, Vinyl Plank

Water Source: Public Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: Gas Range, Range Hood

Public Sewer

None

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:

Sewer:

Ext Feat:

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"			

Legal/Tax/Financial

Title: Zoning: Fee Simple TBD

Legal Desc: **2111497**

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