



THE
A-TEAM

**RE/MAX
FIRST**

356 NORTHERN LIGHTS Green, Rural Rocky View County T0J1X2

MLS® #: **A2160753** Area: **NONE** Listing Date: **08/30/24** List Price: **\$801,500**
 Status: **Active** County: **Rocky View County** Change: **-\$40k, 03-Sep** 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: **6,141 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Level**
 Park Feat: **Parking Pad,Triple Garage Attached**

Finished Floor Area
 Abv Sqft: **2,553**
 Low Sqft:
 Ttl Sqft: **2,553**

DOM

19
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **5**
 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: **Vinyl Plank**
 Water Source: **Public**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Gas Cooktop,Microwave,Range Hood,Refrigerator**
 Int Feat: **Closet Organizers,Crown Molding,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Pantry,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	9`2" x 11`0"
Great Room	Main	13`0" x 16`7"	Dining Room	Main	12`0" x 12`7"
Bedroom - Primary	Upper	13`0" x 17`2"	5pc Ensuite bath	Upper	
Bonus Room	Upper	14`0" x 12`6"	Bedroom	Upper	10`2" x 12`9"
Bedroom	Upper	10`8" x 11`0"	5pc Bathroom	Upper	
Bedroom	Upper	11`7" x 10`8"			

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 gourmet kitchen appliance package Quartz countertops throughout Luxury vinyl plank 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