

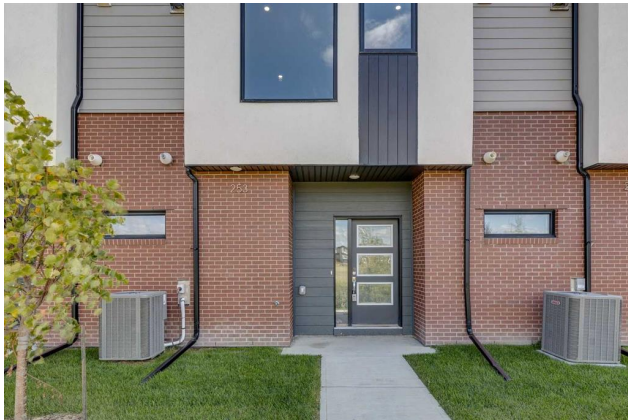


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**253 ALPINE RUSH View, Rural Rocky View County T3Z 0E7**

MLS®#: **A2161329** Area: **Harmony** Listing Date: **08/30/24** List Price: **\$595,000**  
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Rural Rocky View County**  
 Year Built: **2023**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat: **Back Lane,Backs on to Park/Green Space,Lawn,Landscaped,Street Lighting,Underground Sprinklers**  
 Park Feat: **Double Garage Attached**

DOM

**19**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **3 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer: **Other**  
 Ext Feat: **Balcony,BBQ gas line,Private Entrance**

Construction: **Brick,Composite Siding,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
 Water Source: **Drinking Water**  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Second	13`7" x 12`9"	Dining Room	Second	12`5" x 11`7"
Living Room	Second	13`8" x 11`6"	Office	Main	10`10" x 7`10"
Bedroom - Primary	Third	11`6" x 11`1"	Bedroom	Third	10`2" x 9`11"
Bedroom	Third	9`10" x 8`9"	2pc Bathroom	Second	8`3" x 2`11"
4pc Bathroom	Third	9`0" x 4`11"	4pc Ensuite bath	Third	15`2" x 9`11"
Laundry	Third	5`6" x 4`4"	Balcony	Second	11`5" x 7`11"





