



THE
A-TEAM

**RE/MAX
FIRST**

32 ROCKY RIDGE Close, Calgary T3G 4W9

MLS®#: **A2161580**

Area: **Rocky Ridge**

Listing Date: **08/29/24**

List Price: **\$759,000**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 11-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1999**

Finished Floor Area

Abv Sqft: **1,790**
Low Sqft:
Ttl Sqft: **1,790**

Lot Information

Lot Sz Ar: **4,208 sqft**
Lot Shape:

DOM

21
Layout
Beds: **4 (3 1)**
Baths: **3.0 (2 2)**
Style: **2 Storey**

Access:

Lot Feat:
Park Feat: **Other
Double Garage Attached**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Vinyl Siding, Wood Frame**
Flooring: **Carpet, Ceramic Tile, Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings**
Int Feat: **No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s), Wood Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Ensuite bath	Second	8`1" x 11`7"
Bedroom	Second	9`0" x 12`3"
Bedroom	Basement	10`10" x 12`8"
2pc Bathroom	Basement	6`4" x 7`8"
Dining Room	Main	9`11" x 9`11"
Bedroom - Primary	Second	15`0" x 11`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Second	9`0" x 11`11"
4pc Bathroom	Second	4`11" x 8`2"
Family Room	Basement	25`3" x 26`0"
Living Room	Main	14`11" x 11`9"
2pc Bathroom	Main	4`8" x 5`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

9912149

Remarks

Pub Rmks:

Welcome to your dream home in the highly sought-after community of Rocky Ridge, Calgary! This beautifully designed, fully finished walkout basement home offers nearly 2,800 square feet of living space, perfect for both relaxation and entertainment. As you approach, a cozy front porch invites you inside to discover an open-concept layout, where a spacious kitchen becomes the heart of the home. With a breakfast bar, sunny corner sink, and ample counter space, the kitchen is designed to meet all your culinary needs. The bright kitchen nook, with its impressive 10-foot ceilings, creates an ideal setting for dining, while the large living room features built-in shelving and a gas fireplace for those cozy evenings. The Refrigerator, dishwasher and Electrical Range are brand new. Upstairs, you'll find a luxurious master suite, complete with a walk-in closet, a 4-piece ensuite, and stunning mountain views. Two additional bedrooms and a spare bathroom offer plenty of space for family or guests. The walkout basement extends your living area with a large family room, an additional bedroom, and a built-in bar—perfect for entertaining. The fresh, neutral colors and south-facing backyard enhance the welcoming atmosphere of this meticulously cared-for home. Situated near the Ranch Centre, this home offers easy access to tennis courts, a lake, a water park, and year-round activities. Parks, pathways, transit, schools, and major routes are all conveniently close, making commuting downtown or to the mountains effortless. Experience the best of both indoor and outdoor living in this exceptional Rocky Ridge home. Welcome to your new home!

Inclusions:
Property Listed By:

HOT TUB
CIR Realty

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











