



THE
A-TEAM

**RE/MAX
FIRST**

6 ROCKCLIFF Landing, Calgary T3G 5Z6

MLS®#: **A2162636** Area: **Rocky Ridge** Listing Date: **09/06/24** List Price: **\$1,469,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2004**
Lot Information
 Lot Sz Ar: **6,404 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,689**
 Low Sqft:
 Ttl Sqft: **3,689**

DOM

12
Layout
 Beds: **5 (3 2)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking

Ttl Park: **7**
 Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space,Environmental Reserve,Level**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Fire Pit,Private Yard**

Construction: **Concrete,Stone,Stucco,Wood Frame**
 Flooring: **Carpet,Concrete,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Breakfast Nook	Main	11`1" x 9`1"	2pc Bathroom	Main	4`11" x 5`6"
Dining Room	Main	13`4" x 14`0"	Foyer	Main	15`2" x 10`11"
Kitchen	Main	23`2" x 18`8"	Laundry	Main	6`2" x 8`4"
Living Room	Main	17`10" x 19`7"	Mud Room	Main	10`11" x 8`0"
Office	Main	10`8" x 10`10"	3pc Bathroom	Upper	7`11" x 10`10"
3pc Ensuite bath	Upper	8`8" x 12`7"	5pc Ensuite bath	Upper	11`2" x 14`6"
Bedroom	Upper	11`7" x 17`0"	Bedroom	Upper	14`11" x 17`0"

