



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**135 ROCKY RIDGE Landing, Calgary T3G 4H5**

MLS®#: **A2163720**      Area: **Rocky Ridge**      Listing **09/06/24**      List Price: **\$668,800**  
 Status: **Pending**      County: **Calgary**      Change: **-\$11k, 13-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **1997**      Abv Sqft: **1,771**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **4,380 sqft**      Ttl Sqft: **1,771**  
 Lot Shape:

DOM

**13**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Back Yard,Few Trees,Level,Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding,Wood Frame**  
 Heating: **Fireplace(s),Forced Air,Natural Gas**      Flooring: **Carpet,Laminate,Linoleum**  
 Sewer:      Water Source:  
 Ext Feat: **BBQ gas line,Lighting,Storage**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Refrigerator,Washer,Window Coverings**  
 Int Feat: **Ceiling Fan(s),Kitchen Island,No Animal Home,No Smoking Home,Vaulted Ceiling(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`4" x 5`2"</b>	<b>Kitchen</b>	<b>Main</b>	<b>14`9" x 9`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`0" x 11`11"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`11" x 16`0"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>18`4" x 14`11"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`2" x 5`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`11" x 9`11"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`2" x 9`11"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`0" x 12`0"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>8`2" x 5`0"</b>
<b>Game Room</b>	<b>Basement</b>	<b>14`6" x 12`8"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>15`4" x 9`5"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>8`11" x 4`11"</b>			

Title: **Fee Simple**  
Zoning: **R-C1**  
Legal Desc: **9612340**

Remarks

Pub Rmks: **This well-maintained home is located in a quiet and convenient area with easy access to the LRT and nearby shopping. The main floor boasts a spacious kitchen with a center island, along with a dining area that opens to a west-facing backyard through patio doors. Upstairs, a generous bonus room features a vaulted ceiling and a cozy fireplace, while the master suite includes a walk-in closet and a 4-piece ensuite. Two additional bedrooms and a full bathroom provide ample space for family or guests. The fully developed basement offers a versatile bedroom/office and another 4-piece bathroom. A heated double-attached garage adds to the home's comfort. Move-in ready—this home won't disappoint!**

Inclusions: **Shed**  
Property Listed By: **Grand Realty**

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











