



THE
A-TEAM

**RE/MAX
FIRST**

169 ROCKBLUFF Close, Calgary T3G 5B2

MLS® #: **A2164804** Area: **Rocky Ridge** Listing Date: **09/12/24** List Price: **\$775,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2000**
Lot Information
 Lot Sz Ar: **4,639 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,247**
 Low Sqft:
 Ttl Sqft: **2,247**

DOM

7
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Low Maintenance Landscape,Irregular Lot,Level,Rectangular Lot,See Remarks,Views**
 Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Central Vacuum**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	10`1" x 13`4"	Great Room	Main	15`9" x 16`9"
Dinette	Main	10`7" x 14`0"	Kitchen With Eating Area	Main	13`0" x 13`10"
Pantry	Main	11`0" x 5`8"	Laundry	Main	6`7" x 5`7"
Balcony	Main	13`8" x 14`6"	Bonus Room	Second	12`0" x 18`0"
Bedroom - Primary	Second	14`8" x 13`11"	Bedroom	Second	10`5" x 12`4"
Bedroom	Second	10`3" x 11`11"	4pc Bathroom	Second	
2pc Bathroom	Main		5pc Ensuite bath	Second	

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R-C1**

Legal Desc:

0011019

Remarks

Pub Rmks: ***** ORIGINAL *** ONE OWNER HOME IN PRISTINE LIKE NEW CONDITION! SPACIOUS 2,247 SF TWO STOREY HOME WITH FULL WALKOUT LOWER LEVEL IDEAL FOR FUTURE DEVELOPMENT POTENTIAL. PRIME LOCATION OFFERS EASY ACCESS TO CROWCHILD TRAIL AND LRT STATION. LARGE FOYER WITH VAULTED CEILINGS AND IRON RAILINGS TO UPPER LEVEL WITH 3 LARGE BEDROOMS, 5 PIECE ENSUITE, BONUS ROOM WITH GAS FIREPLACE AND CEILING FAN. SPICIOUS MAIN FLOOR GREAT ROOM WITH GAS FIREPLACE AND CEILING FAN. HUGE COUNTRY KITCHEN WITH MASSIVE WALK-IN PANTRY, BREAKFAST BAR, UNDER COUNTER LIGHTING AND GRANITE COUNTERS. LARGE MAINTENANCE FREE BALCONY OFF DINING ROOM HAS PHANTOM SCREEN DOOR AND GLASS RAILINGS. PRIVATE FENCED MAINTENANCE FREE SOUTH FACING BACK YARD, COVERED PATIO WITH INERLOCKING BRICK FLOORING. HOME OFFERS MANY NICE FEATURES LIKE ROUNDED WALL CORNERS, CENTRAL AIR, GRANITE COUNTER TOPS IN ALL 3 BATHROOMS, COVERED FRONT VERANDA, GREAT VIEW OF THE MOUNTAINS AND MUCH MORE. JUST MOVE IN AND ENJOY...WHAT A BEAUTIFUL WAY TO LIVE!**

Inclusions:

N/A

Property Listed By:

Stonemere Real Estate Solutions

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









