



THE
A-TEAM

**RE/MAX
FIRST**

73 ROCKY RIDGE Heath, Calgary T3G 4Z7

MLS®#: **A2165846** Area: **Rocky Ridge** Listing Date: **09/14/24** List Price: **\$675,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2000** Abv Sqft: **1,150**
 Lot Information Low Sqft:
 Lot Sz Ar: **4,477 sqft** Ttl Sqft: **1,150**
 Lot Shape:

DOM

5
Layout
 Beds: **2 (2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **No Neighbours Behind, Rectangular Lot, Treed**
 Park Feat: **Double Garage Attached**
Utilities and Features

Roof: **Asphalt Shingle** Construction:
 Heating: **Forced Air** **Vinyl Siding, Wood Frame**
 Sewer: Flooring:
 Ext Feat: **None** **Hardwood, Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings**
 Int Feat: **No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	9`11" x 9`11"	Dining Room	Main	11`4" x 9`11"
Living Room	Main	14`7" x 10`11"	Laundry	Basement	5`11" x 5`0"
Family Room	Basement	19`9" x 12`2"	Bedroom - Primary	Upper	12`9" x 11`11"
Bedroom	Upper	10`8" x 10`2"	2pc Bathroom	Main	0`0" x 0`0"
4pc Ensuite bath	Upper	0`0" x 0`0"	4pc Bathroom	Upper	0`0" x 0`0"
4pc Bathroom	Basement	0`0" x 0`0"			

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R-C1N**
 Legal Desc: **9913406**

Remarks

Pub Rmks: **Welcome to this lovely home in Rocky Ridge with 2 bedrooms both with ENSUITE bathrooms + DOUBLE ATTACHED garage + fully developed basement. Open concept layout and hardwood floor throughout the main & second level, and laminate flooring on the basement. Abundance of natural light with loads of windows and south facing living room, dining area, and backyard. Huge deck for tea party, BBQ dinner fest, and evening wines. Upstairs, there are two spacious bedrooms both with 4pc ensuite bathroom, plus another 4pc bathroom and humungous recreation room in fully finished basement. You will see some mark on the ceiling of the basement where the 3rd bedroom walls used to be. You can close this space to make 3rd bedroom again or don't do anything if you like the current setting which could be utilized as home theater, home gym, or home office. This beautiful home is just across from Community Centre and it is also close to shops, pathway, parks, and major road! Act quick before it's gone!**

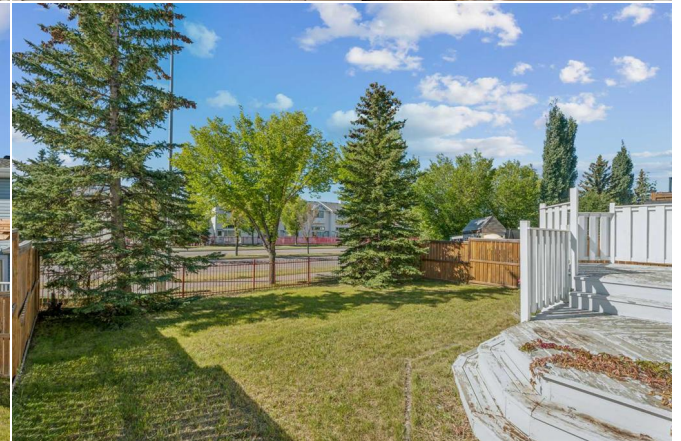
Inclusions: **N/A**
Property Listed By: **MaxWell Capital Realty**

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









73 Rocky Ridge Heath NW, 05.06.2024
 Main 600.77 sq./ft./ 55.81 m²
 Upper 549.59 sq./ft./ 51.06 m²
 RMS Area 1,150.36 sq./ft./ 106.87 m²
 Basement 494.48 sq./ft./ 45.94 m²
 Total 1,644.84 sq./ft./ 152.81 m²

