



THE
A-TEAM

**RE/MAX
FIRST**

618 ROCKY RIDGE View, Calgary T3G 5C2

MLS®#: **A2166619** Area: **Rocky Ridge** Listing Date: **09/19/24** List Price: **\$839,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2003**
Lot Information
 Lot Sz Ar: **9,515 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Cul-De-Sac,Landscaped,Underground Sprinklers,Views**
 Park Feat: **Double Garage Attached**

Finished Floor Area
 Abv Sqft: **2,043**
 Low Sqft:
 Ttl Sqft: **2,043**

DOM

0
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Playground,Storage**
 Construction: **Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Hardwood,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bookcases,Central Vacuum**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	10`9" x 10`11"	Family Room	Main	11`11" x 16`4"
Dining Room	Main	11`0" x 10`1"	Kitchen	Main	19`0" x 13`9"
Bedroom - Primary	Second	12`1" x 14`6"	Bedroom	Second	9`11" x 12`10"
Bedroom	Second	11`4" x 10`6"	4pc Ensuite bath	Second	8`3" x 12`4"
4pc Bathroom	Second	7`7" x 6`0"	2pc Bathroom	Main	5`1" x 6`0"
Bonus Room	Second	12`1" x 8`11"	Bedroom	Basement	9`10" x 12`5"
Game Room	Basement	17`9" x 18`7"	Storage	Basement	6`1" x 2`9"

4pc Bathroom

Basement

6`3" x 10`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0110772

Zoning:
R-C1

Remarks

Pub Rmks: **Welcome to this stunning 4 bedroom family home nestled on a serene cul-de-sac with beautiful mountain views and upgrades galore is extremely well maintained, exceptionally clean, move-in ready and shows 10/10! Enjoy abundant natural light throughout the day in the massive size east-facing backyard very well landscaped with a huge deck to enjoy the warm summer nights. Conveniently drive to shopping centers, schools, YMCA, LRT, Parks and access to Stoney Trail within a few minutes. WALKING distance to parks and bus stop. The main level is offering open floor plan with raised ceiling for dinning room, flexroom with fireplace, front porch, hardwood flooring, with raised granite counter top/eating bar & walk-in pantry. A total of 3 bedrooms up plus an open loft with fireplace - including the master bedroom with a walk-in closet & soaker tub ensuite with separate shower. The lower level is fully finished with a full bath, 4th bedroom, extra storage space & a cozy rec room with gas fireplace. A large garage fully custom covered with wood. Additionally, the entire house uses the google nest system to controls the heat and A/C. The hot water tank replaced in 2021, new roof just done in 2024, summer, new central vacuum system(upgraded with quieter operation) in 2022, smart garage door opener in 2023, shed in 2020 and smart underground sprinkler system makes much easier to taking care of your beautiful lawn. Begin your journey here and make this dream property your own. ***Open House Saturday 1-4pm*****

Inclusions:
Property Listed By: **Treadmill in basement
Skyrock**

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











