



THE
A-TEAM

**RE/MAX
FIRST**

1 ROCK LAKE Point, Calgary T3G 0E9

MLS®#: **A2166626** Area: **Rocky Ridge** Listing Date: **09/24/24** List Price: **\$1,299,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **5,877 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,478**
 Low Sqft:
 Ttl Sqft: **2,478**

DOM

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

Parking

Ttl Park: **6**
 Garage Sz: **3**

Access:
 Lot Feat: **Corner Lot**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Garden**
 Construction: **Cement Fiber Board,Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Gas Range,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Gas Cooktop,Microwave,Range Hood**
 Int Feat: **Chandelier,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Open Floorplan,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Office	Main	8`5" x 10`1"	Living Room	Main	13`1" x 12`11"
Dining Room	Main	15`7" x 7`9"	Kitchen	Main	15`7" x 10`9"
Spice Kitchen	Main	6`11" x 8`10"	2pc Bathroom	Main	6`11" x 5`9"
Bedroom - Primary	Upper	12`11" x 13`0"	Bedroom	Upper	11`7" x 10`5"
Bedroom	Upper	10`5" x 12`4"	Bedroom	Upper	13`7" x 9`11"
5pc Ensuite bath	Upper	13`6" x 9`10"	3pc Ensuite bath	Upper	9`2" x 5`0"
3pc Bathroom	Upper	8`4" x 4`11"			

Title:
Fee Simple
Legal Desc:

Zoning:
DC

1510501

Remarks

Pub Rmks: **Welcome to this custom-built, luxurious home in the heart of Rocky Ridge, a community in northwest Calgary. The solid exterior features high-end materials including a concrete driveway, stucco, composite siding, dual pane casement windows, and a triple car garage. Inside, you'll find 2450+ sq ft of living space with 4 bedrooms and 3.5 bathrooms, all illuminated by ample natural light, provided by the extra-large custom windows. On the main floor you'll find an 18-foot foyer, office, mud room, powder room, living area, spice kitchen, and main kitchen equipped with high-end appliances. The kitchen area boasts a unique quartz dining table that matches the kitchen island, which can seat 8 people. Upstairs, there are 4 bedrooms and 3 full bathrooms, including 2 secondary bedrooms with 3 pc ensuites, and a spacious, bright loft area perfect for relaxing. The primary bedroom offers a luxurious 5 pc ensuite and a walk-in closet with drawers and shelving. Step outside to the beautifully landscaped backyard, a true oasis for relaxation and entertainment. The backyard features a spacious patio area perfect for outdoor dining and gatherings, lush green lawns, and meticulously maintained flower beds. Whether you're hosting a summer barbecue or enjoying a quiet evening under the stars, this backyard offers the perfect setting. The side yard offers a perfect place to park your RV during winters. This home is ideally located with a CT bus stop just 50 meters away, close proximity to Royal Oak Centre and Beacon Heights Shopping Centers, a 3-minute drive to the Tuscany LRT, and quick access to major traffic routes. This compliments the side entrance in the home, making it an excellent opportunity for basement rental. While surrounded by the picturesque beauty of the Rocky Mountains and dozens of forest-lined walking trails, this pet-free and smoke-free home is also conveniently situated near recreation centers, schools, and a short drive away from city center, just about everything you could look for in one area.**

Inclusions:
Property Listed By: **n/a
PREP Realty**

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













