



THE
A-TEAM

**RE/MAX
FIRST**

72 ROCKY VISTA Circle, Calgary T3G 5B9

MLS®#: **A2167500** Area: **Rocky Ridge** Listing Date: **09/20/24** List Price: **\$549,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2001**
Lot Information
 Lot Sz Ar: **2,960 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,224**
 Low Sqft:
 Ttl Sqft: **1,224**

DOM

39
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **3**
 Garage Sz: **1**

Access:

Lot Feat: **Rectangular Lot**
 Park Feat: **Concrete Driveway, Garage Door Opener, See Remarks, Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **None**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings**
 Int Feat: **Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, 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>
Living Room	Main	16`5" x 10`7"	Kitchen	Main	10`6" x 8`7"
Dining Room	Main	10`6" x 8`2"	2pc Bathroom	Main	6`6" x 2`7"
Bedroom - Primary	Second	13`10" x 11`8"	Bedroom	Second	12`1" x 8`10"
Bedroom	Second	12`6" x 10`0"	4pc Ensuite bath	Second	7`8" x 4`10"
4pc Bathroom	Second	8`10" x 8`0"			

Condo Fee:
\$397

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG d38

Legal Desc: **0013286**

Remarks

Pub Rmks: **This stunning totally renovated 3 bedrooms 2.5 baths home boast over 1700 square feet of developed living space, This home is filled with natural lights from the sunny south exposure deck. Once enter the unit you will find a welcoming foyer. The newly renovated laminate floors guide you into the living room with cozy fireplace. A beautiful oak kitchen with island that will become the heart of your home. The living room and dining room flow together making it perfect for large gatherings with friends. New kitchen countertops and undermount sink installed 2 years ago. Upstairs boast 3 generous size bedroom and 2 bathrooms which includes the master bedroom with a spacious walk-in closet and 4 piece ensuite. The walk-out basement is fully renovated with a huge recreation room with an Murphy bed for guests. The laundry room has a sink for convenience and plenty of storage area. This home comes with a newly installed air conditioner, newer furnace and new window blinds. This complex is ideally located just steps to the Tuscany LRT station, walking distance to great amenities in Royal Oak and Rocky Ridge, YMCA, Walmart, and direct access to walking paths, playgrounds, ponds as well as tennis and valley ball courts. This home is in mint condition, do not miss it.**

Inclusions: **Murphy bed in basement**
Property Listed By: **Real Estate Professionals Inc.**

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











