



THE
A-TEAM

**RE/MAX
FIRST**

39 ROCKLEDGE Terrace, Calgary T3G 5R9

MLS®#: **A2173750** Area: **Rocky Ridge** Listing Date: **10/18/24** List Price: **\$659,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2004**
 Lot Information
 Lot Sz Ar: **3,702 sqft**
 Lot Shape:

DOM

4
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,Environmental Reserve,Front Yard,Lawn,No Neighbours Behind,Landscaped**
 Park Feat: **Double Garage Attached,Driveway,Front Drive,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`9" x 16`5"	Kitchen	Main	15`1" x 10`6"
Dining Room	Main	15`1" x 8`8"	2pc Bathroom	Main	4`8" x 5`4"
Other	Main	8`6" x 2`1"	Bonus Room	Second	18`9" x 16`2"
Bedroom - Primary	Second	11`9" x 16`7"	4pc Ensuite bath	Second	8`7" x 9`0"
Bedroom	Second	10`9" x 11`0"	Bedroom	Second	9`6" x 17`4"
Walk-In Closet	Second	8`8" x 5`4"	3pc Bathroom	Second	
Game Room	Lower	16`0" x 23`2"	Bedroom	Lower	13`6" x 13`1"

3pc Ensuite bath
Furnace/Utility Room

Lower
Lower

8`9" x 5`0"
13`7" x 9`11"

Laundry

Lower

10`1" x 9`9"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

0214326

Zoning:

R-CG

Remarks

Pub Rmks:

VIEWS for days! FULLY Developed executive attached 2 storey, backing on to environmental reserve, that is a year-round home to some very amazing wildlife and spectacular mountain views! Main floor open concept with ceramic tile flooring and complimentary tile backsplash. Large entertainment island with raised breakfast bar, natural maple cabinetry, and stainless steel appliance package Absolutely breathtaking view from rear deck! Three bedrooms up, including a large primary with spacious walk-in closet, and ensuite with large soaker tub and stand alone shower. The upper floor is complete with a large bonus room- divided into a fitness corner and a media space. Developed walk-out basement with large 4th bedroom, and 3-piece ensuite. Spacious family/games room walks out to exposed aggregate patio, private backyard, and larger than life environmental reserve. Roof was replaced in 2020. Shows 10/10! NO CONDO FEES! Fantastic Homeowners Association with private access to splash park, tennis courts, lake & boat rentals and community centre. Open House Saturday October 19, 1;00 - 3;00 PM AND Sunday, October 20 NOON - 2:00 pm.

Inclusions:

N/A

Property Listed By:

Royal LePage Solutions

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









