



THE
A-TEAM

**RE/MAX
FIRST**

120 ROCKY RIDGE Landing, Calgary T3G 4H5

MLS®#: **A2189122** Area: **Rocky Ridge** Listing Date: **01/21/25** List Price: **\$799,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1997**
Lot Information
 Lot Sz Ar: **5,425 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,384**
 Low Sqft:
 Ttl Sqft: **1,384**

DOM

1
Layout
 Beds: **4 (2 2)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Creek/River/Stream/Pond,Landscaped**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Pine Shake**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Granite Counters,Kitchen Island,Open Floorplan,Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	4`11" x 8`0"	4pc Ensuite bath	Main	10`0" x 9`0"
Breakfast Nook	Main	10`4" x 11`2"	Dining Room	Main	8`8" x 12`0"
Kitchen	Main	10`11" x 16`7"	Living Room	Main	11`6" x 23`2"
Bedroom	Main	9`11" x 9`10"	Bedroom - Primary	Main	13`1" x 15`5"
3pc Bathroom	Basement	13`6" x 6`1"	Bedroom	Basement	12`11" x 8`3"
Bedroom	Basement	10`7" x 9`9"	Bonus Room	Basement	18`10" x 24`8"
Game Room	Basement	19`0" x 23`3"	Furnace/Utility Room	Basement	10`10" x 11`8"

Title: **Fee Simple**
Zoning: **R-CG**
Legal Desc: **9612340**

Remarks

Pub Rmks: **Welcome to your new dream home in the popular community of Rocky Ridge - a well-maintained walk-out bungalow that combines elegance, comfort, and an incredible location. Backing onto a beautiful green space and pond, this home offers breathtaking views and direct access to walking paths surrounded by lush greenery and mature trees. Whether you're enjoying your morning coffee, unwinding at the end of the day or enjoying a BBQ with friends, the deck provides the perfect vantage point to take in the serene surroundings. Inside, the main level is designed to impress with vaulted ceilings that create an open and airy ambiance. A formal dining room greets you as you enter, making it ideal for entertaining family and friends. The bright kitchen features timeless white cabinets, stunning granite countertops, and a central island perfect for socializing. The adjoining breakfast nook and vaulted family room with a cozy fireplace are bathed in natural light, offering even more opportunities to enjoy the views through large windows. For added convenience, the main level includes a versatile office or second bedroom, a full bathroom, and a main-floor laundry room. The primary bedroom is a private retreat with an ensuite that includes a soaking tub, a separate shower, and a spacious walk-in closet. The bright walk-out basement provides additional living space designed for relaxation and entertainment. A large recreation room with a fireplace and wet bar is perfect for hosting gatherings or enjoying cozy nights in. A bonus room with a second wet bar offers flexibility as a home gym, hobby room, or play area, but it's also set up perfectly to be converted into a kitchen with the addition of a fridge/stove, making this space ideal for multi-generational living or rental opportunities. Two additional bedrooms and a full bathroom provide ample space for guests or family. Step outside to the fully landscaped backyard, where a walk-out patio invites you to enjoy warm summer evenings, surrounded by the beauty of nature. This exceptional home is further enhanced by the Rocky Ridge community amenities where you can enjoy year round activities including an outdoor wading pool, spray park, paddle boats in the summer, an ice rink in the winter, tennis and basketball courts, and playgrounds. Conveniently located close to transit, schools, local shops, and a wide array of amenities at Crowfoot Crossing, this home is in a prime location. Easy access to major routes and the C-Train makes commuting a breeze, and you'll love being the first to head out to the mountains for year-round adventures. This home offers the perfect balance of style, functionality, and location. Check out the virtual tour to see all this home has to offer!**

Inclusions: **Bar Fridge in Basement, Vacu Flo & Attachments (AS-IS)**
Property Listed By: **Royal LePage Solutions**

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











