



THE
A-TEAM

**RE/MAX
FIRST**

191 ROCKY RIDGE Landing, Calgary T3G4J7

MLS® #: **A2190327** Area: **Rocky Ridge** Listing Date: **01/30/25** List Price: **\$850,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1998**
Lot Information
 Lot Sz Ar: **4,714 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,236**
 Low Sqft:
 Ttl Sqft: **2,236**

DOM

3
Layout
 Beds: **6 (4 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Few Trees,Front Yard,Lawn,No Neighbours Behind,Landscaped,Level,Street Lighting**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Entrance,Private Yard,Storage**

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer/Dryer**
 Int Feat: **Built-in Features,Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	8`2" x 9`0"	Kitchen	Main	14`7" x 15`3"
Dining Room	Main	9`11" x 13`1"	Living Room	Main	11`0" x 12`4"
Family Room	Main	11`11" x 16`2"	Laundry	Main	8`4" x 10`5"
Bedroom - Primary	Upper	13`10" x 14`11"	Bedroom	Upper	11`1" x 12`1"
Bedroom	Upper	11`2" x 11`7"	Bedroom	Upper	7`7" x 10`1"

Bedroom
Family Room
2pc Bathroom
4pc Ensuite bath

Basement
Basement
Main
Upper

9`10" x 11`9"
14`1" x 15`7"
4`11" x 4`11"
9`9" x 10`5"

Bedroom
Game Room
4pc Bathroom
4pc Bathroom

Basement
Basement
Upper
Basement

7`5" x 10`6"
11`11" x 15`0"
4`11" x 7`5"
4`11" x 10`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9612577

Zoning:
R-CG

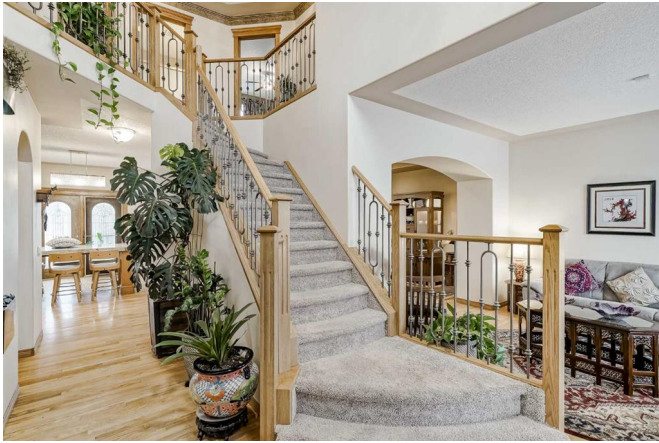
Remarks

Pub Rmks: **This exquisite executive two-storey home in Rocky Ridge features six bedrooms and three and a half bathrooms, ideally located on a tranquil cul-de-sac. The fully finished walk-out basement opens to a serene natural reserve, ensuring ample natural light throughout the residence. The interior is elegantly designed, highlighting a spacious kitchen equipped with stainless steel appliances and a large kitchen island, perfect for culinary endeavors. Additional features include a natural gas fireplace for cozy evenings, two living rooms ideal for entertaining, and a formal dining room for gatherings. The home is enhanced by energy-efficient solar panels, granite countertops, and recessed lighting. This meticulously maintained property is conveniently situated near various amenities, including the Rocky Ridge YMCA.**

Inclusions: **Solar panels (contract with Enmax to be moved to buyers), Two Sheds, Heater in garage**
Property Listed By: **eXp Realty**

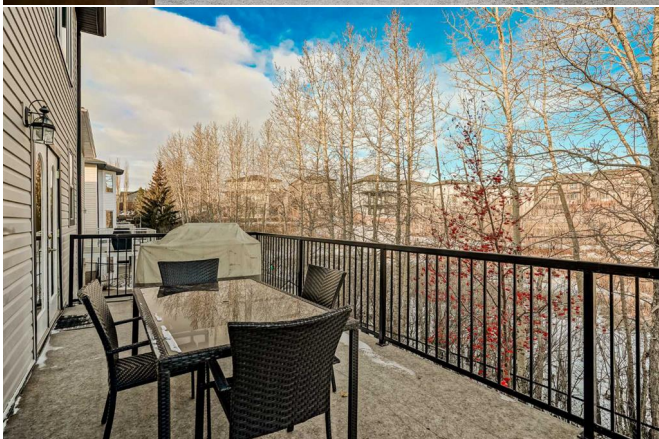
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

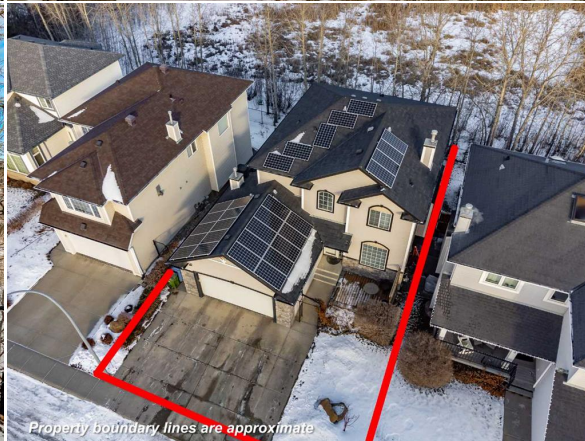
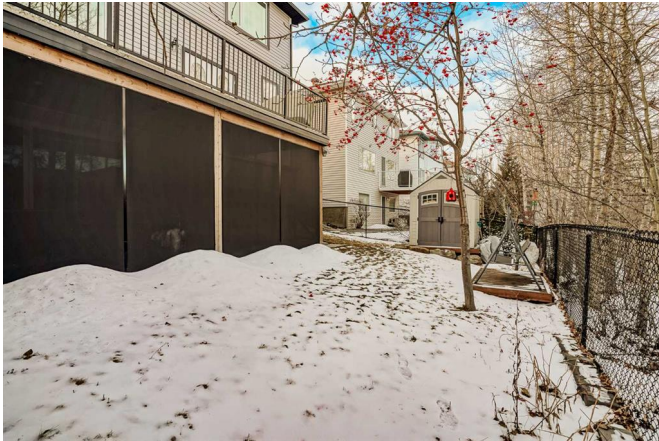




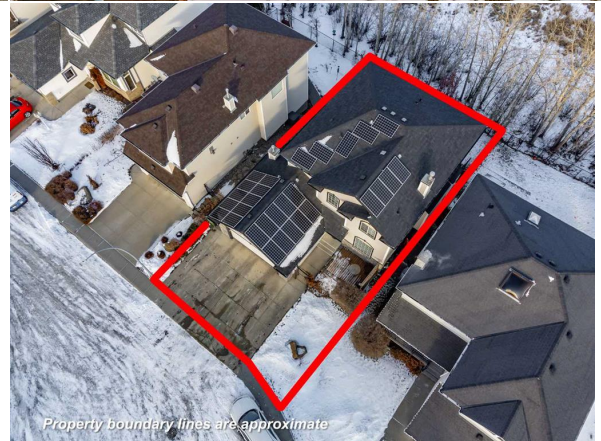




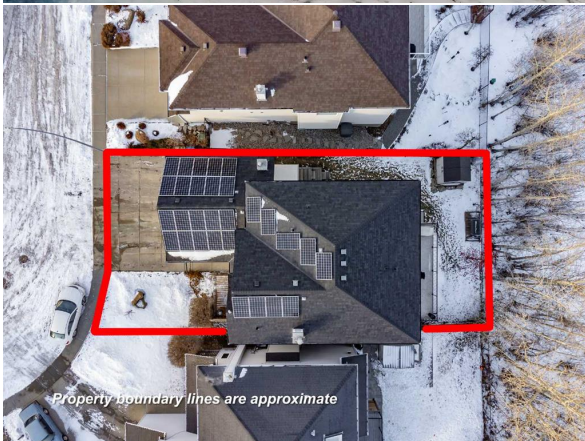




Property boundary lines are approximate



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