



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**127 ROCKYWOOD Park, Calgary T3G 5S1**

MLS®#: **A2196907**      Area: **Rocky Ridge**      Listing Date: **02/25/25**      List Price: **\$690,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2003**  
Lot Information  
 Lot Sz Ar: **3,659 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Yard,Garden,Irregular Lot,Landscaped,Lawn**  
 Park Feat: **Double Garage Attached,Garage Faces Front,Insulated**

DOM

**0**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Fireplace(s),Forced Air**  
 Sewer:  
 Ext Feat: **Garden**  
 Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Garburator,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **No Smoking Home,Open Floorplan,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>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple**  
 Legal Desc: **0311362**  
 Zoning: **R-C1**

Remarks

Pub Rmks: **Here is a great opportunity to own this very well-maintained three-bedroom house at a quiet location in the Rocky Ridge community. Lots of shopping and public**

transport close by, residents can also access the Rocky Ridge Ranch Community Centre. This house features an open plan main floor living area with a spacious kitchen, dining area and family room with gas fireplace and newer engineered hardwood flooring. The kitchen includes newer appliances, garburator and large raised eating bar. The rest of the main floor features a convenient office desk, a two-piece bathroom and separate laundry room to the garage access. The 20 feet by 22 feet garage is big enough to fit a truck and additional vehicle. The upper floor features a very nice size main bedroom with a four-piece bathroom and walk in closet. The rest of the upper floor features two more nice sized bedrooms with another four-piece bathroom. The unfinished basement with roughed in plumbing and nice sized windows a great opportunity to finish and increase the value of your investment with your choices. This house also comes with a private backyard, built-in vacuum system with kitchen dustpan feature, and lots of updates like newer roof (replaced 2021), carpets (replaced in 2015), new hot water tank (replaced in 2017) and new garage door in 2023. Do not miss out on this very well-maintained well-priced detached house.

Inclusions:

Property Listed By:

None

MaxWell Capital Realty

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











