



GRASSROOTS
REALTY GROUP

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**49 Rocky Ridge Green NW
Calgary, Alberta**

MLS # A2150073



\$729,500

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,849 sq.ft.	Age:	1998 (26 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular Lot, Slo		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 172
Basement:	Finished, Full	LLD:	20-25-2-W5
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-C1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: N/A

OPEN HOUSE SUNDAY JULY 28, 2024 BETWEEN 1:30 AND 4:30 PM. Don't miss this great opportunity to purchase this solid fully finished house. House professionally repainted inside and new vinyl plank flooring on the whole main floor. Clean and ready for quick possession. This house features 3 bedrooms up and a bonus room. The huge master bedroom features a 4-piece ensuite bathroom with jetted tub and walk-in closet. Another 4-piece bathroom is situated between the 2 other bedrooms on the upper level. The huge bonus room with vaulted ceilings completes this upper floor. The open plan main floor features the kitchen and dining area with family room with double-sided fireplace. The 2-piece bathroom and access to the laundry room completes the main floor. The finished open plan basement features a 3-piece bathroom with large windows and lots of opportunities. The huge furnace room with lots of storage space also a big plus. Another great feature is the wider garage with lots of shelving. Newer roof and hot water tank. The property backs onto a green space and quiet street. This property is a bare land condominium. The current monthly fee of \$ 172.11 that covers all snow removal and lawn maintenance all year around.