



**363 Northern Lights Green  
Rural Rocky View County, Alberta**

**MLS # A2160735**



**\$749,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,129 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	See Remarks, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	See Remarks	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks, Stone, Vinyl Siding	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Sump Pump(s), Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Craftsman elevation &ndash; see plans &rsquo; foundation and main floor ceiling heights Side entrance-great for potential future basement development Quality kitchen cabinets with extended upper cabinets Upgraded Samsung gas range and Samsung built-in microwave Quartz countertops throughout Luxury vinyl plank flooring throughout main floor. Natural gas fireplace with full tile to ceiling height. Convenient upper floor laundry room with linen storage Triple car garage. Photos are representative.