



## 49 Rocky Ridge Green Calgary Alberta

\$709,500

PRICE IMPROVED. PROPERTY IS A GREAT FIT FOR OWNERS WHO DO NOT WANT TO DO LAWN AND SNOW REMOVAL SERVICES BY THEMSELVES. Don't miss this great opportunity to purchase this solid fully finished house. House professionally repainted inside and new 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 In-suite 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. (id:6769)

Primary Bedroom 15.67 Ft x 12.00 Ft

Bedroom 10.92 Ft x 10.42 Ft

Bedroom 10.08 Ft x 11.33 Ft

Bonus Room 14.92 Ft x 14.67 Ft

4pc Bathroom 7.83 Ft x 4.92 Ft

4pc Bathroom 7.42 Ft x 4.83 Ft

Exercise room 25.83 Ft x 26.92 Ft

3pc Bathroom 7.83 Ft x 4.50 Ft

Furnace 13.25 Ft x 12.08 Ft

Living room 14.50 Ft x 14.33 Ft

Kitchen 13.92 Ft x 12.42 Ft

Dining room 12.42 Ft x 8.92 Ft

Laundry room 10.08 Ft x 8.00 Ft

Foyer 9.08 Ft x 6.83 Ft

2pc Bathroom 5.50 Ft x 5.17 Ft

Listing Presented By:



Originally Listed by:  
MaxWell Capital Realty

<http://www.jc-executivehomes.com/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)