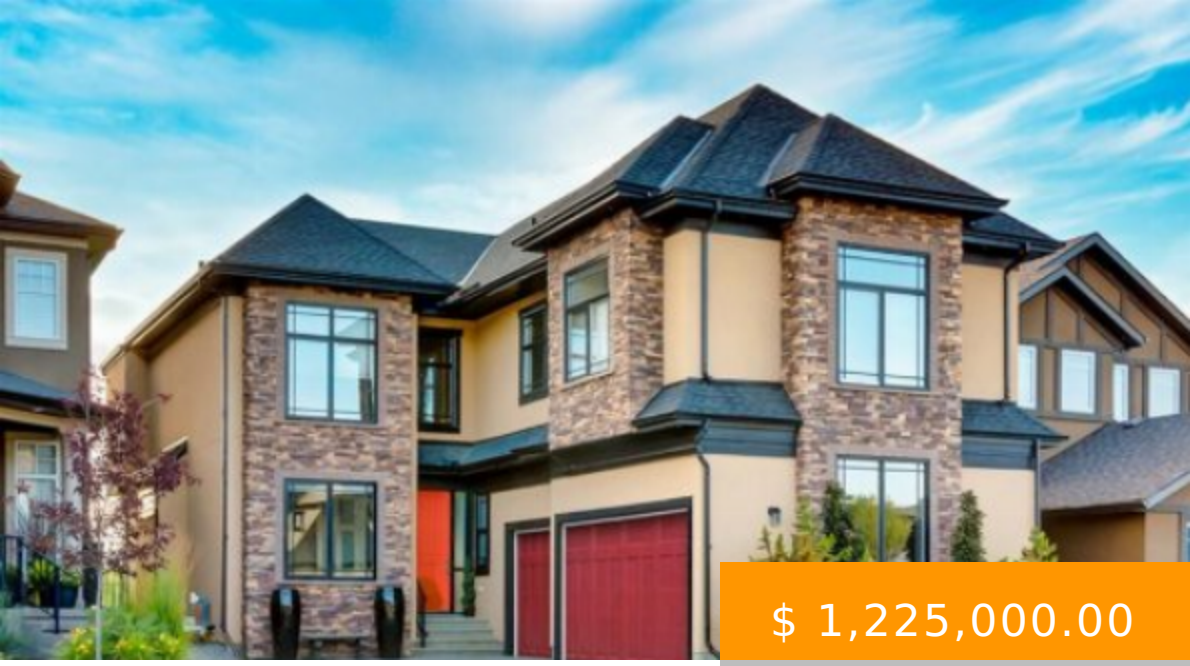

$ 1,225,000.00

# 53 ROCKYVALE GREEN NW CALGARY

https://paulbrinton.com

- 5 beds
- 5 baths
- Detached
- Residential
- Active

A location to delight the entire family!! The budding soccer and baseball stars in your family will love backing onto so many sports fields. Just steps beyond the back gate they can enjoy playing with their buddies in the 'largest back yard ever'. The adults will enjoy backing onto green...

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## BASIC FACTS

**Style:** 2 Storey

**MLS ® #:** A1143343

**Type:** Detached

**Bedrooms:** 5

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-24 21:02:13

**Bathrooms:** 5

**Bedrooms Above Grade:** 4

**Date added:** 09/10/21

**Two Piece Bath:** 1

**Lot size:** 4919 sq ft

**Year built:** 2013

**Parking:** Triple Garage Attached

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 2

**Fireplace Features:** Family Room,Gas,Other

**Exterior Features:** Other

**District:** CAL Zone NW

**Inclusions:** Central vacuum system with attachments, alarm equipment (no-contract)

**Lot Features:** Backs on to Park/Green Space,Cul-De-Sac,Lawn,No Neighbours Behind,Landscaped,Views

**Total Parking:** 6

**Flooring:** Carpet,Hardwood,Tile

**Community Features:** Park,Playground,Sidewalks,Street Lights,Shopping Nearby

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** Built-in Features,Closet Organizers,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan

**Roof Type:** Asphalt Shingle

**Heating Type:** In Floor,Forced Air,Natural Gas

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Levels:** Two

**Laundry features:** Laundry Room, Upper Level

**Zoning:** DC (pre 1P2007)

**Transaction Type:** For Sale

**List Price Square Foot:** $ 361.08

**Photo Count:** 50

**Rooms Above Grade:** 10

**Construction Materials:** Stone,Stucco,Wood Frame

**Suite:** No

**Foundation:** Poured Concrete

**Frontage Metres:** 14.06M 46`2"

**Appliances:** Dishwasher,Dryer,Garage Control(s),Garburator,Gas Cooktop,Microwave,Oven,Range Hood,Refrigerator,Washer,Window Coverings

**Living Area SF:** 3489.51

**Subdivision Name:** Rocky Ridge

**Structure Type:** House

**Lot Size Acres:** 0.11

**Restrictions:** Restrictive Covenant-Building Design/Size,Utility Right Of Way