



\$ 549,900.00

## 79 ROCKLEDGE TERRACE NW CALGARY

<https://paulbrinton.com>

AMAZING DEAL! NO CONDO FEES! BACKING AND SIDING ONTO A TREED ENVIRONMENTAL RESERVE! CORNER LOT! WALK-OUT BASEMENT! WELL MAINTAINED HOME! Basement has new flooring and new paint! This gorgeous 2 storey offers close to 2900 SQ FT of Luxurious Living Space with 4 Bedrooms, 4 Baths, Attached Double Garage and...

- 4 beds
- 4 baths
- Semi Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey, Side by Side

**MLS ® #:** A1162239

**Type:** Semi Detached

**Bedrooms:** 4

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-20 08:13:10

**Bathrooms:** 4

**Bedrooms Above Grade:** 3

**Date added:** 11/20/21

**Two Piece Bath:** 1

**Lot size:** 6092 sq ft

**Year built:** 2004

**Parking:** Double Garage Attached

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 2

**Fireplace Features:** Gas

**Exterior Features:** Other

**District:** CAL Zone NW

**Inclusions:** N/A

**Lot Features:** Backs on to Park/Green Space, Corner Lot, Pie Shaped Lot

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

**Total Parking:** 4

**Flooring:** Carpet, Hardwood, Tile

**Community Features:** Park, Schools Nearby, Shopping Nearby

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** Open Floorplan, Wet Bar

**Roof Type:** Asphalt Shingle

## PROPERTY INFORMATION

**Basement:** Finished, Walk-Out

**Levels:** Two



**Laundry features:** Upper Level

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 8

**Construction Materials:** Stone,Vinyl Siding,Wood Frame

**Foundation:** Poured Concrete

**Appliances:** Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave Hood Fan,Refrigerator,Washer

**Subdivision Name:** Rocky Ridge

**Lot Size Acres:** 0.14

**Zoning:** R-C2

**List Price Square Foot:** \$ 260.74

**Photo Count:** 42

**Unit Exposure:** S

**Suite:** No

**Frontage Metres:** 14.40M 47`3"

**Living Area SF:** 2109.00

**Structure Type:** Duplex

**Restrictions:** None Known

