

DISTRICT: Rocky Ridge Ranch
SIZE: 1.356 SqFt
ADDRESS: 42 RockyValley Ridge NW
TYPE: 2 Storey

LEGAL PLAN: PLAN: 0413393 **BLK:** 416 **LOT:** 5
LOT SIZE: Pie Shaped
YEAR BUILT: 1993
POSSESSION DATE: 05/15/09

CONSTRUCTION: Wood Frame
EXTERIOR: Vinyl, Stone
ROOF: Asphalt Shingles
FOUNDATION: Concrete
HEATING: 1 Forced Air Furnace
FLOORING: Carpet, Laminate Flooring, Lino

KITCHEN: 3.18 x 2.92
BREAKFAST NOOK: 2.83 x 2.79
LIVING ROOM: 4.62 x 3.66
FAMILY ROOM: 5.23 x 3.84
MASTER BEDROOM: 4.75 x 3.92
BEDROOM #2: 3.26 x 3.23
BEDROOM #3: 3.15 x 2.97

BATHROOM: 2.5 Bath

BASEMENT: Fully Developed Walkout
PARKING: Single Garage Attached

GOODS INCLUDES: Refridgerator, Electric Stove, Dish Washer,
Hood Fan, Washer & Dryer, Window Coverings

Rocky Ridge Ranch



42 RockyValley Villa NW

Jocelyn Comeau

RE/MAX Real Estate (mountain View)

Cell: 403-923-2877

Phone: 403-247-5171

Fax: 403-247-4200

www.jocelyncomeau.com

RE/MAX





EXCEPTIONAL 3 bedroom, 2 storey town home with an attached garage and walk-out basement in the friendly community of Rocky Ridge. Located on the edge of the community only moments from schools, playgrounds and Crowfoot Center. Also walking distance to smaller mall. The main floor has an open contemporary design starting with the wrap around kitchen with a black appliance package and tile backsplash. The bright nook features vaulted ceilings and access to the 2nd story deck through glass patio doors where you'll enjoy stunning mountain views. Off the kitchen and nook is the great room with a beautiful corner gas fireplace. There are 3 bedrooms on the top floor including the master complete with a 4 pc ensuite and walk-in closet. The walk-out basement is completely finished and includes a large family room, laundry area and full bath. Great area! Great Home! Call today to book a showing! Note: Basement was professionally finished with all permits in place.

