

# \$399,900 - 233 Southview Drive, Rockyford

MLS® #A2148656

**\$399,900**

4 Bedroom, 3.00 Bathroom, 1,531 sqft

Residential on 0.19 Acres

NONE, Rockyford, Alberta

Welcome to the village of Rockyford—“an idyllic retreat from the hustle and bustle of city life, offering a serene small-town lifestyle. This meticulously maintained Bungalow, boasting almost 3000 sq ft of developed space, is poised to welcome its next family. Situated on the west side, it offers breathtaking views of the countryside right from your back door, ensuring unobstructed views of both east sunrises and west sunsets. Step inside to discover a fully developed bungalow that has been tastefully upgraded throughout. The entrance foyer features charming retro shelving, complementing the overall decor. The inviting living room is illuminated by a stunning new bay window, filling the space with natural light. Whether you prefer a formal dining setting or a quick bite at the breakfast bar, the open kitchen provides seamless access to both, as well as to the back deck for effortless outdoor dining. The functional floor plan effortlessly flows throughout the main floor, which now includes four bedrooms and three full bathrooms. The spacious primary bedroom offers ample room for your furnishings and features a brand-new 3-piece ensuite. The main 4-piece bathroom is equally bright and spacious, also recently renovated. Main floor laundry completes this level, offering ample space for additional storage. Descend to the lower level and discover even more living space, including a generous family room and potential for a games area. While one bedroom may not meet egress standards,



it provides flexible use options. A convenient 3-piece bathroom and a walk-in storage room cater to practical needs, accommodating all your storage needs. Outside, an oversized single garage awaits, uniquely heated and offering plenty of room for shelving. A delightful covered deck extends your living space outdoors, where you can relax and soak in the picturesque views of neighboring fields. This home has undergone significant renovations including a new roof in 2019, a refreshed front porch in 2022, and updates such as a new front door, closet doors, two new bathrooms, downstairs flooring and a bay window. Simply move in and relish the charm and comfort this home offers—perfect for enjoying a peaceful country lifestyle with ample space for your family's needs. Call today for a private viewing.

Built in 1978

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2148656    |
| Price          | \$399,900   |
| Sold Price     | \$375,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,531       |
| Acres          | 0.19        |
| Year Built     | 1978        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 233 Southview Drive |
| Subdivision | NONE                |

|             |                  |
|-------------|------------------|
| City        | Rockyford        |
| County      | Wheatland County |
| Province    | Alberta          |
| Postal Code | T0J 2R0          |

### Amenities

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Parking Spaces | 3                                                                   |
| Parking        | Driveway, Garage Door Opener, Heated Garage, Single Garage Attached |

### Interior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Kitchen Island, Laminate Counters, Open Floorplan, See Remarks           |
| Appliances        | Electric Cooktop, Freezer, Garage Control(s), Microwave Hood Fan, Oven-Built-In, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                                                     |
| Cooling           | None                                                                                                        |
| Has Basement      | Yes                                                                                                         |
| Basement          | Finished, Full                                                                                              |

### Exterior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Exterior Features | Garden                                                                                        |
| Lot Description   | Back Lane, Front Yard, Gentle Sloping, No Neighbours Behind, Landscaped, Pasture, See Remarks |
| Roof              | Asphalt Shingle                                                                               |
| Construction      | Stone, Vinyl Siding, Wood Frame                                                               |
| Foundation        | Poured Concrete                                                                               |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | July 17th, 2024   |
| Date Sold      | August 22nd, 2024 |
| Days on Market | 36                |
| Zoning         | R1                |
| HOA Fees       | 0.00              |

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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