

# ~ 311 Rodeo Ridge ~

## Features and Information

- ✔ 2019/2020: new hardwood, carpet, bathroom tile, lighting, kitchen and primary ensuite cabinets (Legacy Kitchens)
- ✔ 2021: exterior paint, refreshed sundeck
- ✔ 2022: two furnaces, hot water heater and air conditioning unit
- ✔ Utilities and services (Water and sewer) included in the Emerald Bay Water Coop (\$2,810/yr)
- ✔ Rodeo Ridge Condo Association (\$400/yr, garbage, recycling)
- ✔ Snow removal - MD Rockyview
- ✔ Property Tax - \$6704 (2025)
- ✔ Approximate utility costs \$460/month average
- ✔ Additional negotiable items:
  - 2 custom wall cabinets in the living room and custom audio cabinet
  - All furniture in primary bedroom
  - All fitness equipment in walkout level
  - 2 custom fit TV's (TV and fitness room)
  - Patio furniture
  - Gas BBQ
  - Smoker BBQ
  - Lawnmower