

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 1496 ROLLING ACRES DRIVE

ARGYLE, TX 76226



\$992,000



3,230 sqft



4 beds



4 baths

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## DESCRIPTION

Welcome to 1496 Rolling Acres Drive where modern updates meet timeless Texas living. Situated on a full acre in the quiet, sought-after community of Rolling Acres, this beautifully renovated home offers space, privacy and style, all within the award winning Argyle ISD! The completely reimagined interior features 4 bedrooms, 3 full bathrooms, a powder bathroom for guests and a versatile game room-flex space designed to adapt to your lifestyle. Enjoy two spacious living areas- one anchored by a cozy fireplace with custom built-ins and the other highlighted by sliding glass doors that open seamlessly to the patio, creating an ideal flow for indoor-outdoor living and entertaining. Step outside to your own private retreat, an expansive one-acre lot complete with a sparkling pool and spa, large gazebo and plenty of room to relax or host guests. A circle driveway adds both convenience and curb appeal, while a large detached workshop offers the perfect space for hobbies, storage, or projects. With no HOA and low taxes, this property offers the perfect combination of flexibility and value in one of Argyle's most desirable locations! A rare opportunity to own a fully updated property with land, a pool, and access to one of the most sought-after school districts in North Texas.

**PROPERTY TYPE:** Residential - Single Family Residence

**MLS STATUS:** Active

**MLS:** 21232698

**YEAR BUILT:** 1988

**COUNTY:** Denton

**TRACT OR SUBDIVIION:** Rolling Acres Estates

**LIST DATE:** 04/10/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 3,230

**TOTAL BEDS:** 4

**FULL BATHS:** 3

**HALF BATHS:** 1

**ACRES:** 1

**LOT SIZE (SQFT):** 43,560

## INTERIOR FEATURES

### FIREPLACE:

- WoodBurning

### FLOOR COVERINGS:

- LuxuryVinylPlank
- Tile

### APPLIANCES:

- Dishwasher
- ElectricCooktop
- ElectricOven
- Disposal

### WINDOWS:

- Shutters

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Traditional
- Detached

### PARKING:

- AdditionalParking
- CircularDriveway
- DoorMulti
- Driveway
- Garage
- GarageDoorOpener
- GarageFacesSide
- WorkshopInGarage

### LOT DESCRIPTION:

- Acreage
- BacksToGreenbeltPark
- ManyTrees
- SprinklerSystem

### ROOF TYPE:

- Composition

### YARD/GROUNDS:

- Deck

### SIDING:

- Brick

### POOL TYPE:

- Gunite
- Heated
- InGround
- Pool

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Central
- Electric

### UTILITIES:

- Propane
  - SepticAvailable
  - WaterAvailable
  - CableAvailable
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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- BuiltInFeatures
- DecorativeDesignerLightingFixtures
- DoubleVanity
- EatInKitchen
- GraniteCounters
- KitchenIsland
- Pantry
- CableTv

### SECURITY FEATURES:

- SmokeDetectors
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**LISTED BY:** Trisha Simms 

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**BROKERED BY:** Coldwell Banker Realty