

780-978-0157
jenniferstudent@me.com

75 River Rock Way SE
Calgary, Alberta

MLS # A2176844



\$579,900

Division:	Riverbend		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,037 sq.ft.	Age:	1993 (31 yrs old)
Beds:	2	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Lawn, Garden, Irr		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub, No Animal Home, No Smoking Home		

Inclusions: Both Ring Doorbells and TV Wall Mount in living room

Welcome to this inviting home, designed for comfort and easy living - and a backyard made for entertaining! The main floor features a stylish kitchen with stainless steel appliances, a Samsung smart fridge, and a garburator, making cooking and clean-up a breeze. The formal dining area at the front flows into an open, bright living room with a bay window for lots of light. Upstairs, you'll find two spacious bedrooms, a large linen closet, and a 4-piece bathroom. The lower level offers a cozy family room with large windows, a gas fireplace, and a second 3-piece bathroom with a relaxing jet tub. You'll also find a well-organized laundry area with built-in cabinetry for added storage. The lower 4th level is undeveloped, ready for your personal touches to make it uniquely yours. The backyard is a private retreat with a newly stained deck, patio, and pergola surrounded by low-maintenance perennials. And now, for the star of the show: the oversized 24 x 32 double heated garage. Equipped with a separate 240V panel, workbench, and storage, you have all the space you need for projects and toys. Thoughtful upgrades round out this home, including newer triple-pane windows, central air conditioning, an updated furnace, appliances, water heater, and rough-in for central vac. A dedicated RV parking pad beside the garage completes this move-in-ready property!