

40 River Rock Circle SE
Calgary, Alberta

MLS # A2178594



\$569,999

Division:	Riverbend		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,046 sq.ft.	Age:	1992 (32 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating: Forced Air

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Kitchen Island, No Smoking Home, Storage, Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Snowboard racks and bike hanging racks, concrete slab for fireplace on deck, central humidifier attached to the furnace

Welcome to this beautifully maintained bi-level home in the serene neighborhood of Riverbend, ideal for first-time buyers, young families, and investors alike. This move-in-ready property offers 4 spacious bedrooms, a versatile den, and a large recreational room, all thoughtfully designed for comfort and functionality. The open-concept main floor features a bright living room, modern kitchen, and inviting dining area, perfect for family gatherings or entertaining. The basement features an open concept as well with tons of natural light, with an additional bedroom and an office/den. Step outside to enjoy a large deck and spacious yard, ideal for hosting guests or providing children with plenty of room to play. An oversized double garage provides ample storage and workspace, while the home's location near parks, schools, and shopping combines convenience with a peaceful setting, making it a perfect choice for its next lucky owners.