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59 River Rock Way SE  
Calgary, Alberta

MLS # A2179257



**\$599,999**

<b>Division:</b>	Riverbend		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,033 sq.ft.	<b>Age:</b>	1993 (31 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Level, Street Lighting,		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Quartz Counters, Recessed Lighting, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** None

Welcome to this beautifully renovated 4-level split home; a true masterpiece offering almost 2,000 sqft of thoughtfully crafted living space in the highly sought-after community of Riverbend. Boasting 3 spacious bedrooms and 2 elegantly updated bathrooms. Every detail of this home has been meticulously updated, offering a seamless blend of modern luxury and timeless charm. Step into a sunlit living and dining area, accentuated by a charming bay window and elegant luxury vinyl plank flooring that flows throughout the main, upper, and lower level. The ceiling has been replaced to knockdown ceilings, with new light fixtures and recessed lighting to create a polished ambiance. The heart of the home—a fully updated kitchen—features sleek white shaker cabinets, quartz countertops, a chic subway tile backsplash, and modern stainless-steel appliances, creating a perfect blend of style and functionality. Ascend to the upper level to discover a serene master suite, complete with a walk-in closet adorned with elegant barn doors. A spacious second bedroom and a fully renovated 4-piece bathroom with sophisticated black fixtures complete the upper level. The third lower level offers a generously sized recreation room with a gas fireplace, perfect for relaxing evenings, alongside a beautifully updated 3-piece bathroom and a laundry area with newer washer and dryer. On the fourth level, you'll find a private third bedroom and ample storage space, accommodating all your needs. Step outside to your sunny south-facing backyard, an entertainer's dream, featuring a spacious patio and direct access to your oversized single-car garage. With a new furnace and hot water tank installed in 2020, this home is move-in ready and waiting for you to enjoy. Nestled along the Bow River, Riverbend is a vibrant and family-friendly community in Calgary's southeast. Known for its scenic

green spaces and extensive pathways, this neighborhood offers residents a perfect blend of nature and convenience. With easy access to parks, schools, shopping centers, and major roadways, Riverbend provides a well-rounded lifestyle. Don't miss your chance to own this amazing property!