

33 River Rock Road SE
Calgary, Alberta

MLS # A2200844



\$575,000

Division:	Riverbend		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,516 sq.ft.	Age:	1993 (32 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating: Forced Air

Floors: Carpet, Hardwood

Roof: Asphalt Shingle

Basement: Full, Partially Finished

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: No Animal Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: n/a

WONDERFUL home in the sought-after community of Riverbend!! This BRIGHT and SPACIOUS 2-storey, 3-bedroom house is located on a quiet street and offers an eat-in kitchen as well as a separate dining area. The main floor has a family room with a cozy FIREPLACE, soaring VAULTED ceilings, a formal living room, and a beautiful BAY window. A patio door from the kitchen nook leads to a large DECK and a fully fenced backyard. On the second floor, there are 3 bedrooms and 2 $\frac{1}{2}$ baths. The spacious primary bedroom features a large walk-in closet, a bay window, and a full ENSUITE. This home features a unique TALL, OVERSIZED DOUBLE GARAGE. The partially developed basement has plenty of storage, and there is a new roof (2024). It is located within walking distance of a YMCA fitness facility, public library, grocery stores, great schools, restaurants, transit, bike paths, and Carburn Park. Incredible Value!