

236 River Rock Crescent SE
Calgary, Alberta

MLS # A2200998



\$649,900

Division:	Riverbend		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,706 sq.ft.	Age:	1993 (32 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Irregular Lot, Landscaped, Lawn, Tree		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: garage door opener and 1 remote, security cameras

Welcome to River Rock Crescent! This spacious 1,700+ sq. ft. home offers a bright, open layout perfect for family living. The main floor features a large kitchen with an island, granite countertops, a corner pantry, ample cupboard space, and a generous dining area. There is family room with hardwood flooring and a wood-burning fireplace plus you have the main-floor laundry and powder room to complete this level. Upstairs, you'll find a versatile bonus room, a primary bedroom with double closets and an ensuite, plus two additional bedrooms and a full main bathroom. The finished basement adds even more living space, including a rec room, an additional bedroom (egress window required), and a full bathroom. Step outside to your west-facing backyard, featuring a fire pit area and a massive two-tiered, no-maintenance deck spanning the back of the home, complete with a gas BBQ outlet—perfect for outdoor entertaining. Additional updates include a new furnace (2024), air conditioning, and updated windows. Ideally located just a block from Quarry Park, steps from transit, and offering easy access to Glenmore Trail and Deerfoot Trail, this home is a must-see!