

53 River Rock Road SE
Calgary, Alberta

MLS # A2204243



\$579,900

Division:	Riverbend		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,515 sq.ft.	Age:	1993 (32 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Introducing a FABULOUS south-east home that marries modern amenities with unparalleled location convenience in the heart of Riverbend. This property, a contemporary sanctuary featuring three bedrooms and 2.5 bathrooms, awaits its next owners to start their new chapter in a vibrant community setting. As you step inside, you are greeted by a bright open-concept living space accentuated by 16-foot cathedral ceilings in the living room, which are not only a rarity but a statement of luxury and openness. The presence of a cozy gas fireplace adds a touch of warmth, making this home a perfect retreat during the chilly months. The kitchen, pragmatic yet elegant, boasts stunning countertops and stainless steel appliances, ensuring durability and style. It's not just a place for cooking but a space that invites you to inspire your inner chef. The dining area, conveniently adjacent to the kitchen, ensures mealtimes are both comfortable and sociable. Head upstairs to find the bedrooms, each promising rest and rejuvenation. The primary bedroom is an escape in its own right, featuring a private 4-piece ensuite for those moments when you just need a break from the world. Two additional bedrooms and a common 4-piece bathroom complete this upper sanctuary, making it ideal for family living or guest accommodation. Outdoor life is just as enticing with a sunny concrete patio that includes a freshly re-sheeted greenhouse with poly carbonate roof and PVC sides - imagine starting your mornings with coffee surrounded by your growing plants. The double detached garage means your vehicles are taken care of too. Recent updates include a new furnace and tankless water heater (2020), Poly-b replaced with modern plumbing using stress-resistant pex (2021), and triple-pane glass windows and patio door (2022) for improved insulation and quietness. The carpets have

been replaced and the greenhouse revamped in 2023, assuring you that this home doesn't just meet needs, it anticipates them. Community features are a strong part of this home's appeal with the nearness to Quarry Park Station and a variety of shopping options like Co-Op in Quarry Park, Sobey's in Riverbend and FreshCo across the 18th Street overpass for all of your grocery needs. Moreover, the Remington YMCA and the Quarry Park library are within walking distance, enhancing the living experience by offering both wellness and educational opportunities right at your doorstep. This property is more than just a house; it's a lifeline to a fulfilled and convenient lifestyle, promising each member of the household amenities and comforts that make everyday living a little easier, a little better. If home is where the heart is, consider this the best matchmaker you've met yet. Call today for more information!!