



GRASSROOTS

REALTY GROUP

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**42 River Rock Road SE
Calgary, Alberta**

MLS # A2303340



\$599,900

Division:	Riverbend		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,332 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: NA

Welcome to 42 River Rock Road,SE. This beautiful home in the sought-after community of Riverbend boasts around 1967 sqft of developed living space. This home features 3 spacious bedrooms and 2.5 bathrooms. The fully renovated kitchen with updated cabinetry, Quartz countertops, stainless steel sink and brand new stainless steel appliances adds to the elite look of this kitchen. There is a nook with sliding doors leading you to the backyard. The spacious living room with large windows add ample light to the whole floor with a designated dining room. All the 3 washrooms have been redone with quartz countertops,tiles and cabinets. All the three levels comes with a combination of waterproof luxury vinyl plank and new carpet on upper floor and basement. The old Poly-B has been removed from the house to meet the current codes. Upstairs you will find a large primary bedroom with an attached washroom and other two good size rooms and a common washroom. The basement is fully finished with a large REC room for your family entertainment and quality time. Laundry is located in the furnace room . The large backyard is fully fenced with a storage shed (As is).This move in ready home is situated close to parks, schools, shopping, pathways, Quarry park,with easy access to deerfoot trail. Don't miss on this beautiful home and book your showing today!!!