



**GRASSROOTS**  
REALTY GROUP

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**98 River Rock Crescent SE  
Calgary, Alberta**

**MLS # A2319933**



**\$660,000**

<b>Division:</b>	Riverbend		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,525 sq.ft.	<b>Age:</b>	1994 (32 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Garden, Landscaped, Level, No Back Lane, F		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Built-in Features, Chandelier, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Window Coverings, Shed in Backyard, Shelves in Laundry Room

**\*\*OPEN HOUSE SATURDAY JUNE 20TH 230-430\*\***Welcome to this beautifully maintained and freshly updated family home in the heart of Riverbend, backing directly onto an expansive greenspace and pathway system that connects you to some of Calgary's most sought-after amenities. Offering 1,525 sq. ft. above grade plus a fully finished basement, this 3-bedroom, 2.5-bathroom home combines comfort, functionality, and an unbeatable location. Freshly painted throughout and featuring brand-new carpet, the home is move-in ready and filled with natural light thanks to its abundance of windows and bright, open layout. The spacious kitchen offers quartz countertops, a breakfast bar, ample cabinetry, and direct access to the large backyard perfect for entertaining or relaxing while enjoying the privacy and open views behind. Upstairs, you'll find three generously sized bedrooms, including a primary retreat complete with a walk-in closet and private ensuite. The fully finished basement provides additional living space ideal for a media room, recreation area, home gym, or kids' play space. What truly sets this property apart is its exceptional location. Step out your back gate and enjoy direct access to pathways leading to Quarry Park, the Bow River pathway system, YMCA, library, Starbucks, shopping, restaurants, parks, and future transit development. Families will appreciate the proximity to schools, playgrounds, and community amenities, while commuters benefit from quick access to Deerfoot Trail, Glenmore Trail, Quarry Park, Deerfoot Meadows, and Douglas Square. Additional highlights include a double attached garage, gas fireplace, private yard, front veranda, and over 2,268 sq. ft. of developed living space. This is a rare opportunity to own a move-in-ready home backing onto one of Riverbend's most desirable greenspaces.