



**60 River Rock Circle SE
Calgary, Alberta**

MLS # A2327814



\$600,000

Division:	Riverbend		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,063 sq.ft.	Age:	1992 (34 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Heated Garage, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Built-in Features, Central Vacuum, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Vaulted Ceiling(s)		

Inclusions: Refrigerator in garage

Welcome to this beautifully updated bi-level situated on a massive southwest-facing pie-shaped lot with an oversized 26' x 26' heated detached garage! Tucked away on a quiet street in the family-friendly community of Riverbend, this home offers an exceptional combination of indoor and outdoor living. The bright main floor features vaulted ceilings, a spacious living and dining area, and a beautifully renovated kitchen complete with quartz countertops, a large peninsula with additional cabinetry, updated lighting, and plenty of prep space. Step outside onto the expansive deck, perfect for summer BBQs and entertaining while overlooking the huge backyard. The upper level offers three generous bedrooms, including a spacious primary retreat with a bay window, and an updated 4-piece bathroom. The fully finished lower level features a recreation room, with a built-in bar and pull-out Murphy bed. Also downstairs, you will find a spacious fourth bedroom, a beautifully renovated 4-piece bathroom, and plenty of storage. Major updates provide peace of mind, including the replacement of all Poly-B plumbing (2021), a high-efficiency furnace (2023), a heated garage furnace (2025), renovated kitchen and bathrooms, updated blinds throughout the upper level, and numerous cosmetic improvements. Outside, the oversized pie lot offers endless possibilities with a large deck, storage shed, oversized garage, and plenty of room for kids, pets, or future landscaping projects. Located just minutes from schools, parks, shopping, transit, and all the amenities Riverbend has to offer, this move-in-ready home is one you won't want to miss.