



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

98 River Rock Way SE
Calgary, Alberta

MLS # A2329649



\$515,000

Division:	Riverbend		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,026 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, No Smoking Home, Open Floorplan, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: TV mount in basement, Storage shed, Wardrobe in basement bedroom, garden boxes in backyard,

Welcome to well established & family friendly Riverbend! This charming 4-level split detached home, located on a quiet inner street, offers 1,980 sq ft of developed space while presenting an opportunity for comfortable living & entertaining. As you step inside, be captivated by the tall ceilings, running from the inviting front living room & the dedicated dining area to the generously sized kitchen that is well equipped with plenty of arched shaker style cabinetry, an expansive wrap around counter space, & newer stainless appliances. Nearby, the flex space is perfectly set up with a built-in workstation while the spacious & sunny SE facing backyard (backing onto green space with a walking path & playground) is ready for all your outdoor activities & is just a sliding patio door away. Back inside, as you head upstairs, discover 2 well sized bedrooms with the master bedroom being nicely paired with a walk-in closet while having ample space for a king size bed, nightstands, & more. A tidy 4-piece full bathroom positioned smartly close by completes this level. A large family room & an additional 3-piece full bathroom (with laundry closet) is only a few steps away on the lower level. With larger windows & a gas fireplace acting as a focal point, this space was made for relaxing with friends/family or being a kids play area, home gym, or an ideal spot for your other hobbies. To further cover your needs & for added functionality, the developed basement, with its accommodating size, extra soundproofing (rockwool & sonopan materials in ceiling/interior walls), upgraded subfloor, & e-gress window, can easily be a 3rd bedroom, movie room, or a rec space. Additional features include; central air conditioning, newer furnace (2022), durable laminate flooring on main & lower floor, storage shed on the side of the home (dual access front & back), Ecobee thermostat, & a parking pad in

the front. Beyond the home, be spoiled being walking distance to both K-6 schools in the community, Remington YMCA rec centre (with public library), & the many amenities that Riverbend & Quarry Park shopping centres have to offer (Co-op, Sobey's & Original Joe's just to name a few!). Enjoy the abundance of green spaces nearby including Carburn Park, Sue Higgins Park (w/ the largest off leash area in the city), & the Bow River pathways while the vast Deerfoot Meadows shopping area, Macleod Tr corridor (including Chinook Mall), Downtown, & the many business/industrial parks on the East side are all a short drive away. Quick access to Deerfoot Tr, Glenmore Tr, Macleod Tr, & Stoney Tr provides further convenience. This is an opportunity not to be missed & a great way to get into detached home ownership at an affordable price, come view this today!