



GRASSROOTS
REALTY GROUP

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249 River Rock Place SE
Calgary, Alberta

MLS # A2241016



\$680,000

Division:	Riverbend		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,526 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Rectan		

Heating: Fireplace Insert, Forced Air, Natural Gas

Floors: Carpet, Hardwood, Laminate

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Built-in Features, Ceiling Fan(s), Central Vacuum, Kitchen Island, No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: N/A

An incredible opportunity awaits in the highly desirable community of Riverbend. This fully developed 2 Story home with 2090 Sq ft of living space is walking distance to elementary schools, grocery store, restaurants, and the Bow River trail system. New windows (2023) make the home bright and cheery while cutting costs of heating/cooling bills. Large island in the kitchen is an ideal prep space, lower cabinets have pull out drawers for easy access and custom pantry maximizes storage and functionality. The living room includes a brick feature wall with fireplace, TV mount, and mantel. In the fully finished basement you will find a large rec room, full bathroom, storage space and an additional bedroom. Additional features include A/C, main floor laundry, built-in computer/homework desk upstairs and built-in display shelving on main floor. The fully fenced backyard includes 11 x 14 deck, 2 garden beds, small perennial flower plot and lots of extra space for all your outside activities. This open concept home is perfect place to start or grow a family and add your personal touch in a well-designed layout and unbeatable location. Pride of Ownership. Choice Subdivision Riverbend. Kitchen is bright , and spacious eating area, cabinets have extra pull outs for all your needs. Ideal Pantry. New Fence in the Private Backyard. outdoor living space for patio furniture. Great Possession Date for the New School Year.