



GRASSROOTS
REALTY GROUP

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45 River Rock Court SE
Calgary, Alberta

MLS # A2259972



\$639,900

Division:	Riverbend		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,434 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, See Remarks		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Gazebo, Landscaped, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Pantry		

Inclusions: N/A

LOCATION, CONVENIENCE, CAPACIOUSNESS; a blend of all you are looking for. Welcome to this stunning 3 bedroom home nestled on a quiet street with lots of street parking! This property boasts numerous upgrades - luxury vinyl plank, air conditioner, gas fireplace, BBQ gas line, double-tiered patio, gazebo on huge deck, maintenance free backyard, RV Parking, and much more. Homes features an insulated and drywalled double attached garage which is perfect for parking and storage. The kitchen is a culinary delight, featuring ample cabinet space and generously sized countertops, all of which make mealtime a breeze. On main floor, LVP flooring flows throughout the living room, half-bathroom, dining area, and kitchen, creating a seamless transition between spaces. The upstairs and stairs also has LVP flooring which makes it easy to maintain. Upstairs has primary bedroom with 4-pc ensuite; soaker tub and separate shower. Convenient upper floor laundry, two additional bedrooms and a 4-piece bathroom complete the upper floor. The basement is developed with a spacious rec/game room, bar area with sink and plenty of storage. The property offers an ENORMOUS BACKYARD. Imagine hosting summer barbecues and outdoor gatherings under the warm sun or starry night sky. Check out the 3D VIRTUAL OPEN HOUSE TOUR. Riverbend is located in the southeast quadrant of the city, the name of neighbourhood comes from its location near a bend in the Bow River. The development of the community began in 1982. The community is conveniently located near some of Calgary's major roadways, including Glenmore Trail, Barlow Trail and Deerfoot Trail. Future Green Line LRT station is also planned for the neighbourhood. Residents have easy access to the city's pathway system and Bow River. Numerous green

spaces in the community offer recreation opportunities. It has both public and catholic school. Don't miss out on this incredible opportunity to own a piece of paradise! Call your favourite Realtor to book a showing today!