



GRASSROOTS
REALTY GROUP

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158 River Rock Crescent SE
Calgary, Alberta

MLS # A2266423



\$660,000

Division:	Riverbend		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,472 sq.ft.	Age:	1994 (31 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind, Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Recessed Lighting, Walk-In Closet(s)		

Inclusions: garage fridge, AC unit, central vac hose and attachments, fire pit, firewood structure & firewood, shed, 2x Rain Barrels/rain barrel attachments, shelving under deck, deck heat lamp, curtain rods, blinds, curtain panels in both secondary bedrooms, TV in kitchen, office desk in basement, custom corner cabinet bookshelf under living room tv, attached work benches and shelving in the garage (except what is listed in exclusions)

This home steals the show! Meticulously renovated to open up the home- as soon as you open the front door the views of the private yard and tree lined pathway beyond will invite you in. Think beautiful mountain retreat but right here in the heart of Riverbend. This place makes you want to stay- cozy up by the stone fireplace, putter around the gorgeous designer kitchen, and then take your favourite beverage out onto the heated, covered deck for some well deserved R&R. The homeowner is a construction superintendent with a diploma in civil engineering and over 30 years of construction experience- you can feel the care and quality that has gone into the renovation and updates. Main floor laundry and a powder room complete the main level, while the heated garage/shop is the icing on the cake. Upstairs, you'll find the primary bedroom overlooking the backyard, complete with a large walk-in closet and 4-piece ensuite, plus two additional bedrooms and a second full bath. The undeveloped basement offers plenty of room to grow into. With quick access to the shops and businesses of Quarry Park, the Bow River pathways, and major routes- this property offers the perfect blend of quiet living and urban convenience. This home, with this yard, in one of the nicest established neighbourhoods in Calgary- you don't want to miss out!