



GRASSROOTS
REALTY GROUP

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253 River Rock Place SE
Calgary, Alberta

MLS # A2145134



\$759,900

Division:	Riverbend		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,969 sq.ft.	Age:	1998 (26 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Corner Lot, Cul-De-Sac		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1N
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, French Door, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s)

Inclusions: basement wall mounted TV, basement wardrobes (x3), Bedroom TV in basement, wall shelf in dining room, bathroom wall cabinets (3), alarm system (no contract to assume), laundry counter, subwoofer and sound bar in the basement, basketball net on driveway.

STUNNING HOME IN LIKE-NEW CONDITION! 2737 sq ft of finished space in this modern and gorgeous family home. FLOODED WITH LIGHT FROM OVERSIZED WINDOWS ON 4 SIDES. Corner lot. Stunning VAULTED CEILINGS and OPEN-TO-BELOW. Massive kitchen features hardwood floors, wood cabinetry, corner pantry and large island. Dining room is ideal for family gatherings and can accommodate large furniture. Lovely living room with green backyard views. The 275 sq ft deck and private fenced and treed yard makes this level the perfect entertaining space. Roundabout by a half bath and main floor laundry. Upstairs you will find a BEAUTIFUL BONUS ROOM WITH VAULTED CEILINGS AND GAS FIREPLACE. Primary bedroom is oversized, with a lovely ensuite bath with separate tub and shower, double sinks and water closet with a door. Walk in closet as well! 2 spacious kids rooms and a 4 pc full bath complete this upper level, flooded by light from the windows above the foyer and front door, highlighting the open-to-below plan. The fully finished basement offers another full bath, family room with TV and sound system included, flex space ideal for a kids play area and a large bedroom with (non-agree) window. The double attached garage rounds out this home. So many wonderful features! Central AC included. Updated roof shingles, appliances, mechanicals, lighting and paint. Walk to green pathways across the street. Schools and shopping nearby. This home will not last long! Welcome to the best kept home in Riverbend.