

**33 River Rock Road SE**  
**Calgary, Alberta**

**MLS # A2200844**



**\$575,000**

<b>Division:</b>	Riverbend		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,516 sq.ft.	<b>Age:</b>	1993 (32 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home		

**Inclusions:** n/a

WONDERFUL home in the sought-after community of Riverbend!! This BRIGHT and SPACIOUS 2-storey, 3-bedroom house is located on a quiet street and offers an eat-in kitchen as well as a separate dining area. The main floor has a family room with a cozy FIREPLACE, soaring VAULTED ceilings, a formal living room, and a beautiful BAY window. A patio door from the kitchen nook leads to a large DECK and a fully fenced backyard. On the second floor, there are 3 bedrooms and 2 1/2 baths. The spacious primary bedroom features a large walk-in closet, a bay window, and a full ENSUITE. This home features a unique TALL, OVERSIZED DOUBLE GARAGE. The partially developed basement has plenty of storage, and there is a new roof (2024). It is located within walking distance of a YMCA fitness facility, public library, grocery stores, great schools, restaurants, transit, bike paths, and Carburn Park. Incredible Value!