

**236 River Rock Crescent SE
Calgary, Alberta**

MLS # A2200998



\$649,900

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|------------------|---|---------------|-------------------|
| Division: | Riverbend | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,706 sq.ft. | Age: | 1993 (32 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Driveway, Garage Faces Front | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Yard, Corner Lot, Front Yard, Irregular Lot, Landscaped, Lawn, Treed | | |

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|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Other | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s) | | |

Inclusions: garage door opener and 1 remote, security cameras

Welcome to River Rock Crescent! This spacious 1,700+ sq. ft. home offers a bright, open layout perfect for family living. The main floor features a large kitchen with an island, granite countertops, a corner pantry, ample cupboard space, and a generous dining area. There is family room with hardwood flooring and a wood-burning fireplace plus you have the main-floor laundry and powder room to complete this level. Upstairs, you'll find a versatile bonus room, a primary bedroom with double closets and an ensuite, plus two additional bedrooms and a full main bathroom. The finished basement adds even more living space, including a rec room, an additional bedroom (egress window required), and a full bathroom. Step outside to your west-facing backyard, featuring a fire pit area and a massive two-tiered, no-maintenance deck spanning the back of the home, complete with a gas BBQ outlet—perfect for outdoor entertaining. Additional updates include a new furnace (2024), air conditioning, and updated windows. Ideally located just a block from Quarry Park, steps from transit, and offering easy access to Glenmore Trail and Deerfoot Trail, this home is a must-see!