

**11 River Rock Manor SE**  
**Calgary, Alberta**

**MLS # A2211655**



**\$679,900**

<b>Division:</b>	Riverbend		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,799 sq.ft.	<b>Age:</b>	1993 (32 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Front, Heated Garage		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn, Rectang		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<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>	Breakfast Bar, Built-in Features, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Storage		

**Inclusions:** garage door opener and 2 remotes, garage heater, all window coverings, shed, gas fireplace AS-IS

Located directly across from a park on a quiet street, this air-conditioned, fully developed 4-bedroom home offers over 2,500 sq. ft. of updated living space. The main floor features luxury vinyl plank flooring and an open layout, including a renovated kitchen with pantry, quartz countertops, an island with seating, and new stainless steel appliances with convection stove with air fryer, fridge with water and ice and microwave/hood fan. The eating area includes a new patio door that opens to the large two-tiered deck, while the spacious family room has a new window and gas fireplace. At the front of the home is the spacious living room and dining area with bay window. The generous mudroom includes the powder room, laundry hookups, and a side entrance to the backyard/dog run area. Heading upstairs, the updated railing with new spindles adds a fresh touch. The primary bedroom features double closets and a beautifully renovated ensuite with heated tile flooring and a soaker tub. Three additional bedrooms and an updated main bathroom complete the upper level. The newly developed basement includes a large bedroom with an egress window, a spacious bathroom with a walk-in shower and heated tile floors, and a great-sized rec room. The backyard features a two-tiered deck, dog run, and storage shed. Additional updates and features include a heated garage, newer hot water tank and furnace and no Poly-B plumbing. This home is ideally located near schools, the river and pathway system, transit, and the amenities of Quarry Park, with easy access to both Deerfoot and Glenmore Trail. Don't miss out on this great family home!