

23 River Rock Place SE
Calgary, Alberta

MLS # A2166504



\$719,800

Division:	Riverbend		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,818 sq.ft.	Age:	1997 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-C1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, See Remarks, Vaulted Ceiling(s)		

Inclusions: Vacuum System Attachments

OPEN HOUSE! Sat Sept 21 from 4 pm to 5:30 pm Sun Sept 22 from 1:30 pm to 3 pm ! This move-in-ready, two-storey home is located in the family-friendly community of Riverbend, offering easy access to the river path, schools, shopping centers, and major roads. It backs onto a peaceful greenbelt with no rear neighbors and features a double attached garage, central air conditioner, central vacuum, a new class 4 hail-rated roof (2024), and a new gas furnace (2021). The almost carpet-free interior includes hardwood and tile on the main floor and laminate upstairs for easy maintenance. You'll find a welcoming foyer, formal living and dining rooms, and a spacious bonus room with vaulted ceilings. The home has three bedrooms, including a master with a four-piece ensuite, and an undeveloped basement for future potential. Outside, the private, fully fenced backyard with mature trees and a large deck are perfect for outdoor enjoyment. Pride of ownership shines throughout, and with quick possession available, this home is ready for you to move in. Schedule your private showing today!