

75 River Rock Way SE  
Calgary, Alberta

MLS # A2176844



## \$579,900

<b>Division:</b>	Riverbend		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,037 sq.ft.	<b>Age:</b>	1993 (31 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Lawn, Garden, Irr		

**Heating:** Forced Air, Natural Gas

**Floors:** Laminate, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full, Partially Finished

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Ceiling Fan(s), Jetted Tub, No Animal Home, No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** Both Ring Doorbells and TV Wall Mount in living room

Welcome to this inviting home, designed for comfort and easy living - and a backyard made for entertaining! The main floor features a stylish kitchen with stainless steel appliances, a Samsung smart fridge, and a garburator, making cooking and clean-up a breeze. The formal dining area at the front flows into an open, bright living room with a bay window for lots of light. Upstairs, you'll find two spacious bedrooms, a large linen closet, and a 4-piece bathroom. The lower level offers a cozy family room with large windows, a gas fireplace, and a second 3-piece bathroom with a relaxing jet tub. You'll also find a well-organized laundry area with built-in cabinetry for added storage. The lower 4th level is undeveloped, ready for your personal touches to make it uniquely yours. The backyard is a private retreat with a newly stained deck, patio, and pergola surrounded by low-maintenance perennials. And now, for the star of the show: the oversized 24 x 32 double heated garage. Equipped with a separate 240V panel, workbench, and storage, you have all the space you need for projects and toys. Thoughtful upgrades round out this home, including newer triple-pane windows, central air conditioning, an updated furnace, appliances, water heater, and rough-in for central vac. A dedicated RV parking pad beside the garage completes this move-in-ready property!