



THE
A-TEAM

**RE/MAX
FIRST**

84 RIVER ROCK Circle, Calgary T2C4C3

MLS®#: **A2133903** Area: **Riverbend** Listing **05/22/24** List Price: **\$639,900**
 Status: **Active** County: **Calgary** Change: **-\$9k, 14-Jun** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1992**
Lot Information
 Lot Sz Ar: **3,616 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,512**
 Low Sqft:
 Ttl Sqft: **1,512**

DOM

34
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Front Yard,Lawn,Pie Shaped Lot**
 Park Feat: **Alley Access,Double Garage Detached,Garage Door Opener,Off Street,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Private Yard**

Construction: **Mixed,Other,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Linoleum,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	20`11" x 16`5"	Living Room	Main	11`10" x 12`10"
Kitchen	Main	9`3" x 8`10"	Dining Room	Main	12`10" x 7`7"
2pc Bathroom	Main	4`11" x 4`11"	Bedroom - Primary	Second	12`10" x 13`4"
3pc Ensuite bath	Second	7`8" x 5`4"	Bedroom	Second	9`5" x 9`6"
4pc Bathroom	Second	7`6" x 7`10"	Bedroom	Second	12`8" x 9`4"
Laundry	Basement	10`9" x 5`7"	3pc Bathroom	Basement	6`9" x 6`8"
Game Room	Basement	13`0" x 24`3"	Furnace/Utility Room	Basement	7`5" x 7`1"

Bedroom	Basement	9`4" x 11`11"	Bedroom Legal/Tax/Financial	Basement	9`5" x 11`11"
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Title: Fee Simple Legal Desc:	9210592	Zoning: RC2
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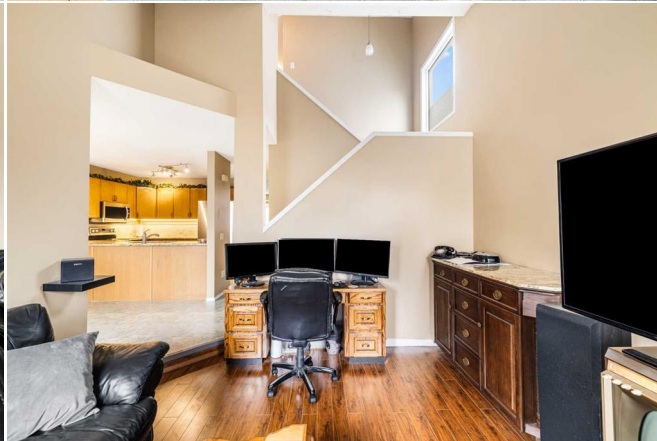
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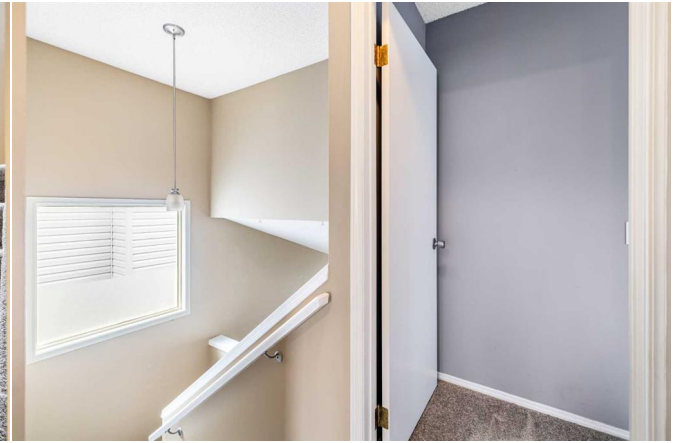
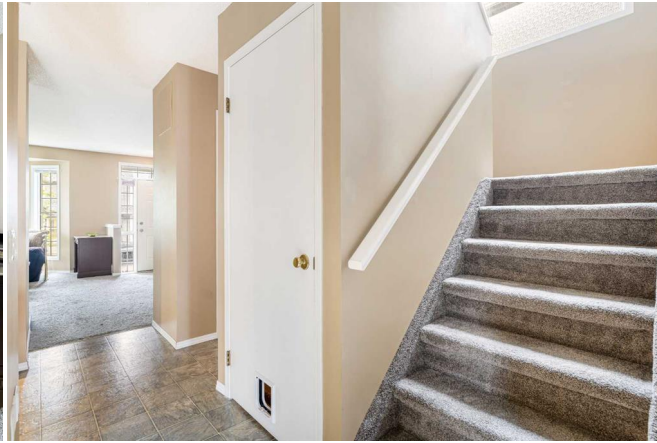
Pub Rmks: **HIGHLIGHTS: Furnace 2016 | HWT 2021 | A/C 2021 | Carpet 2021 | Metal Exterior Cladding 2019 | Both Garage Door Motors 2021 | Huge Garage | Stainless Steel Appliances | Telus Fibre Optics | Washer/Dryer 2018. Writeup: This stunning home offers everything you need and more featuring 3 bedrooms up & 2 down in the fully finished basement. Enjoy 5 bedrooms, a media room, cozy family room with a fireplace, and a large living room. The kitchen boasts granite countertops and stainless steel appliances. Stay comfortable year-round with central air conditioning. Outside you will find a south-facing fenced backyard, a deck with a wrap-around bench, and a massive 26' x 26' oversized garage with two overhead doors one 7' and the other 8' for all your taller toys. Located in a quiet neighbourhood close to schools, the upcoming Green Line, and major transportation routes. Nearby, enjoy parks, walking paths, and an amazing riverside off-leash dog park.**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













84 River Rock Cir SE, Calgary, AB

Main Floor Exterior Area 823.47 sq ft



PREPARED: 2024/05/20



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

84 River Rock Cir SE, Calgary, AB

2nd Floor Exterior Area 650.02 sq ft



PREPARED: 2024/05/20



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84 River Rock Cir SE, Calgary, AB

Basement (Below Grade) Exterior Area 679.89 sq ft
Excluded Area 150.91 sq ft



PREPARED: 2024/05/20



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