



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**30 RIVER ROCK Way, Calgary T2C 4G9**

MLS® #: **A2142143**

Area: **Riverbend**

Listing Date: **06/21/24**

List Price: **\$499,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1993**

Finished Floor Area

Abv Sqft: **1,474**  
Low Sqft:  
Ttl Sqft: **1,474**

DOM

**9**  
Layout  
Beds: **4 (3 1)**  
Baths: **1.5 (1 1)**  
Style: **2 Storey**

Lot Information

Lot Sz Ar: **3,664 sqft**  
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Lane,Lawn,Private,Treed**  
Park Feat: **Alley Access,Double Garage Detached,Garage Door Opener,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Freezer,Oven,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Ceiling Fan(s),Pantry,Vaulted Ceiling(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Entrance</b>	<b>Main</b>	<b>4`3" x 5`5"</b>	<b>Kitchen</b>	<b>Main</b>	<b>9`1" x 11`6"</b>
<b>Dining Room</b>	<b>Main</b>	<b>7`9" x 8`7"</b>	<b>Family Room</b>	<b>Main</b>	<b>11`7" x 14`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`3" x 12`11"</b>	<b>Nook</b>	<b>Main</b>	<b>5`3" x 7`11"</b>
<b>Laundry</b>	<b>Main</b>	<b>5`4" x 11`11"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>9`9" x 14`7"</b>
<b>Bedroom</b>	<b>Second</b>	<b>8`11" x 9`3"</b>	<b>Bedroom</b>	<b>Second</b>	<b>7`9" x 9`0"</b>

**2pc Bathroom  
Bedroom  
Game Room**

**Main  
Basement  
Basement**

**4`8" x 5`3"  
12`4" x 15`9"  
10`9" x 13`6"**

**4pc Bathroom  
Game Room  
Storage**

**Second  
Basement  
Basement**

**4`11" x 9`1"  
7`3" x 18`6"  
5`0" x 25`6"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C2**

**9212683**

Remarks

Pub Rmks:

**Welcome to 30 River Rock Way SE, a charming 2-story home located on a family-friendly, quiet street in the heart of Riverbend. This well-loved property boasts 1,473 sq ft of above-grade living space, including 838 sq ft on the main level, 636 sq ft on the upper level, and an additional 645 sq ft of developed space in the basement. As you enter, you are greeted by a spacious living area featuring a glass door for added privacy. Beyond the glass door, discover an open kitchen that seamlessly flows into a cozy eating area and a secondary sitting area. You'll be wowed by the impressive 16' ceilings and large sunny windows that flood the space with natural light. The sitting area is highlighted by a beautiful tiled wood-burning fireplace, making this open-concept space perfect for entertaining or enjoying quality time with family. Convenience is key with the laundry room located on the main floor, doubling as a mudroom with access to a large deck and the backyard. Upstairs, a bright and airy hallway connects three bedrooms and a 4-piece bathroom. The primary bedroom offers ample space with a double closet and a large window, creating a peaceful retreat. The fully developed basement provides additional living space, including a versatile area perfect for a TV room, workout space, or any other use you envision. An oversized fourth bedroom completes the basement development. Outdoor enthusiasts will appreciate the expansive backyard, complete with a large deck off the sitting area, a private yard, and a detached 20x24 oversized garage accessible from a paved back lane, ensuring no dusty roads. Riverbend is a hidden gem in Calgary. Living in this vibrant community means enjoying the perfect blend of tranquility and urban convenience. Nestled along the picturesque Bow River, Riverbend offers scenic walking paths, lush parks, and a tight-knit, friendly neighborhood vibe. Whether you're an outdoor enthusiast or love a good local eatery, you'll find it all here. Plus, with easy access to downtown Calgary, top schools, and shopping centers, everything you need is just minutes away. This home has been incredibly loved. The homeowner hopes you will cherish it as much as she has. Don't miss the opportunity to make this beautiful home your own.**

Inclusions:  
Property Listed By:

**All Blinds, Window Coverings, Fireplace Screen  
eXp Realty**

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











