



THE
A-TEAM

**RE/MAX
FIRST**

23 RIVER ROCK Place, Calgary T2C 4p4

MLS®#: **A2166504**

Area: **Riverbend**

Listing Date: **09/20/24**

List Price: **\$698,000**

Status: **Active**

County: **Calgary**

Change: **-\$22k, 05-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1997**

Finished Floor Area

Abv Sqft: **1,818**
Low Sqft:
Ttl Sqft: **1,818**

Lot Information

Lot Sz Ar: **3,692 sqft**
Lot Shape:

DOM

39
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Treed**
Park Feat: **Double Garage Attached**

Parking

Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**
Int Feat: **Kitchen Island,See Remarks,Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	6`7" x 2`7"
Kitchen	Main	12`4" x 12`3"
Living Room	Main	14`2" x 15`10"
4pc Ensuite bath	Upper	12`4" x 9`2"
Bedroom	Upper	10`10" x 9`11"
Bedroom - Primary	Upper	14`7" x 12`10"

Room	Level	Dimensions
Dining Room	Main	11`10" x 7`1"
Laundry	Main	4`10" x 7`4"
4pc Bathroom	Upper	7`11" x 4`11"
Bedroom	Upper	11`3" x 10`9"
Family Room	Upper	17`10" x 14`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9810134

Zoning:
R-C1N

Remarks

Pub Rmks:

OPEN HOUSE! SATURDAY, Oct 26 from 4:30 pm to 5:30 pm!New Price! 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!

Inclusions:
Property Listed By:

**Vacuum System Attachments
Property Solutions Real Estate Group Inc.**

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













