



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**      Finished Floor Area  
 Year Built: **1997**      Abv Sqft: **1,818**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **3,692 sqft**      Ttl Sqft: **1,818**  
 Lot Shape:

DOM

**61**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Stone,Vinyl Siding,Wood Frame,Wood Siding**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Hardwood,Laminate,Tile**  
 Sewer:      Water Source:  
 Ext Feat: **Other,Private Yard**      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	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`7" x 2`7"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`10" x 7`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`4" x 12`3"</b>	<b>Laundry</b>	<b>Main</b>	<b>4`10" x 7`4"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`2" x 15`10"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>7`11" x 4`11"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>12`4" x 9`2"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`3" x 10`9"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`10" x 9`11"</b>	<b>Family Room</b>	<b>Upper</b>	<b>17`10" x 14`11"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`7" x 12`10"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**9810134**

Zoning:  
**R-C1N**

Remarks

Pub Rmks:

**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**













