



THE
A-TEAM

**RE/MAX
FIRST**

75 RIVER ROCK Way, Calgary T2C 4H1

MLS®#: **A2176844**

Area: **Riverbend**

Listing Date: **11/12/24**

List Price: **\$579,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **4,445 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,037**
Low Sqft:
Ttl Sqft: **1,037**

DOM

9

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **4 Level Split**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Few Trees,Front Yard,Lawn,Garden,Irregular Lot,Landscaped**
Park Feat: **Alley Access,Double Garage Detached,Garage Faces Rear,Heated Garage,Insulated,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Garden,Lighting**

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Garburator,Microwave,Range Hood,Refrigerator,Window Coverings**
Int Feat: **Ceiling Fan(s),Jetted Tub,No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	7`8" x 5`0"	Living Room	Main	11`0" x 13`2"
Dining Room	Main	7`8" x 9`0"	Nook	Main	8`9" x 9`10"
Kitchen	Main	12`2" x 9`0"	Bedroom	Second	8`11" x 9`9"
Bedroom - Primary	Second	11`8" x 15`7"	4pc Bathroom	Second	8`0" x 4`11"
Family Room	Lower	19`10" x 13`2"	3pc Bathroom	Lower	12`8" x 8`7"
Game Room	Basement	20`0" x 17`0"	Furnace/Utility Room	Basement	20`0" x 6`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9212683

Zoning:
R-CG

Remarks

Pub Rmks: **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!**

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

Property Listed By: **Century 21 Bamber Realty LTD.**

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













