



THE
A-TEAM

**RE/MAX
FIRST**

40 RIVER ROCK Circle, Calgary T2C4C3

MLS® #: **A2178594**

Area: **Riverbend**

Listing Date: **11/15/24**

List Price: **\$569,999**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1992**

Finished Floor Area

Abv Sqft: **1,045**
Low Sqft:
Ttl Sqft: **1,045**

Lot Information

Lot Sz Ar: **3,498 sqft**
Lot Shape:

DOM

6
Layout
Beds: **4 (3 1)**
Baths: **2.0 (2 0)**
Style: **Bi-Level**

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
Park Feat: **Double Garage Detached**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Vinyl Siding**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garburator,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Kitchen Island,No Smoking Home,Storage,Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	7`9" x 7`9"
Bedroom	Main	8`8" x 8`11"
Kitchen	Main	11`1" x 13`3"
Bedroom - Primary	Main	12`7" x 12`1"
Exercise Room	Basement	9`0" x 11`4"
Office	Basement	10`7" x 9`4"
Furnace/Utility Room	Basement	9`1" x 6`2"

Room	Level	Dimensions
Bedroom	Main	8`9" x 8`9"
Dining Room	Main	10`0" x 12`2"
Living Room	Main	11`11" x 12`9"
3pc Bathroom	Basement	5`5" x 10`2"
Laundry	Basement	5`5" x 7`10"
Game Room	Basement	10`11" x 27`10"
Bedroom	Basement	10`7" x 9`0"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

9210592

Remarks

Pub Rmks: **Welcome to this beautifully maintained bi-level home in the serene neighborhood of Riverbend, ideal for first-time buyers, young families, and investors alike. This move-in-ready property offers 4 spacious bedrooms, a versatile den, and a large recreational room, all thoughtfully designed for comfort and functionality. The open-concept main floor features a bright living room, modern kitchen, and inviting dining area, perfect for family gatherings or entertaining. The basement features an open concept as well with tons of natural light, with an additional bedroom and an office/den. Step outside to enjoy a large deck and spacious yard, ideal for hosting guests or providing children with plenty of room to play. An oversized double garage provides ample storage and workspace, while the home's location near parks, schools, and shopping combines convenience with a peaceful setting, making it a perfect choice for its next lucky owners. Snowboard racks and bike hanging racks, concrete slab for fireplace on deck, central humidifier attached to the furnace**

Inclusions:
Property Listed By: **Royal LePage Benchmark**

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









