



THE
A-TEAM

**RE/MAX
FIRST**

356 RIVER ROCK Circle, Calgary T2C 4C1

MLS® #: **A2184627**

Area: **Riverbend**

Listing Date: **12/28/24**

List Price: **\$575,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **4,983 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Irregular Lot**
Park Feat: **Off Street**

Finished Floor Area

Abv Sqft: **1,476**

Low Sqft:

Ttl Sqft: **1,476**

DOM

25

Layout

Beds: **4 (3 1)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **3**

Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Ceiling Fan(s),High Ceilings**
Utilities:

Room Information

| Room | Level | Dimensions |
|----------------------|----------|----------------|
| Living Room | Main | 16`11" x 11`2" |
| Breakfast Nook | Main | 9`6" x 6`9" |
| Family Room | Main | 15`2" x 11`3" |
| Laundry | Main | 6`6" x 5`3" |
| Bedroom | Upper | 9`3" x 8`11" |
| 2pc Bathroom | Main | 5`2" x 5`0" |
| Furnace/Utility Room | Basement | 20`2" x 7`11" |

| Room | Level | Dimensions |
|-------------------|----------|---------------|
| Kitchen | Main | 11`5" x 9`2" |
| Dining Room | Main | 7`11" x 7`8" |
| Family Room | Basement | 10`5" x 10`1" |
| Bedroom - Primary | Upper | 14`7" x 9`11" |
| Bedroom | Upper | 8`11" x 7`11" |
| 4pc Bathroom | Upper | 9`0" x 4`11" |
| Mud Room | Main | 11`11" x 5`3" |

**Foyer
Bedroom**

**Main
Basement**

**5`9" x 4`3"
13`5" x 9`11"**

**Storage
3pc Bathroom**
Legal/Tax/Financial

**Basement
Basement**

**5`7" x 3`8"
9`11" x 4`5"**

Title:
Fee Simple
Legal Desc:

9210592

Zoning:
R-CG

Remarks

Pub Rmks: **Welcome to this charming 2-storey home in the heart of Riverbend, a community known for its convenient location and natural beauty. This warm and inviting residence features hardwood floors throughout and stunning bay windows that bathe the interiors in natural light. As you step inside, you'll be greeted by the first living room down the hall is a sleek kitchen with upgraded appliances and abundant cabinet space, this backs onto a second living area with its grand ceiling and floor-to-ceiling windows, complete with a cozy fireplace. The main floor also has a convenient half bath and a laundry room. Upstairs, the home offers three comfortable bedrooms, including a spacious master suite, and a full bathroom. The finished basement provides an additional large bedroom, another full bathroom, ample storage, and versatile living space. The expansive backyard is perfect for entertaining, featuring a beautiful deck ready for your BBQ, and three storage sheds for all your outdoor needs. Off-street parking includes a side drive and a gravel pad that can accommodate three vehicles, with room for a future double detached garage.**

Inclusions:
Property Listed By: **N/A
Greater Property Group**

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











