

51 River Rock Place SE
Calgary, Alberta

MLS # A2215652

\$759,900

Division:	Riverbend		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,832 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, R		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Kitchen Island, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: Microwave with convection oven, Water softener & chlorine filter, All wall cabinets in basement, Garage door opener & 2 remotes, All window coverings, Gemstone soffit lights

Welcome to one of the nicest homes in the neighborhood! With over 2400 sq. ft. of living space and thoughtfully renovated throughout, this home is truly move in ready! The main floor features flat ceilings with LED recessed lighting, rich maple hardwood flooring, and a stunning white kitchen complete with quartz countertops, KraftMaid soft-close cabinetry, stainless steel appliances including a wall oven, convection microwave, induction cooktop, and a custom live-edge table built into the island. The kitchen opens to the inviting living room, with a linear gas fireplace with natural stone surround and custom built-ins. An updated powder room and laundry area with wash sink complete the main level. Upstairs, you'll find continued maple hardwood leading to the huge bonus room with vaulted ceilings and large windows. The primary bedroom boasts a fully renovated ensuite with freestanding tub, heated tile floors, glass-enclosed shower, and walk-in closet. Two additional bedrooms share a renovated full bathroom finished to the same high standards as the primary (quartz countertops, Kohler fixtures, and custom cabinetry). The fully developed basement adds even more living space, including a rec room, fourth bedroom or office, vinyl plank flooring, ample storage, and a newly finished 3-piece bathroom with modern finishings. Enjoy your west-facing backyard overlooking the greenspace, complete with a two-tiered composite deck, built-in lighting, cedar pergola with privacy screens, natural gas BBQ hookup, and full irrigation system for the lawn, garden beds, and planters. Additional upgrades and features include: Finished garage with epoxy flooring, Malarkey Vista shingles (2018), air conditioning (2023) & hot water tank (2024), Kinetico water softener & de-chlorinator (2019), full Poly-B plumbing replacement, exterior trim metal cladding (2021), Gemstone programmable

soffit lighting and ethernet wiring to multiple rooms for work-from-home convenience. Ideally located on a quiet street, just a short walk to Quarry Park amenities, the river and pathway system, and with quick access to Glenmore and Deerfoot Trail, this home shows 10/10 and is in a great location!