

# \$675,000 - 170 River Rock Place Se, Calgary

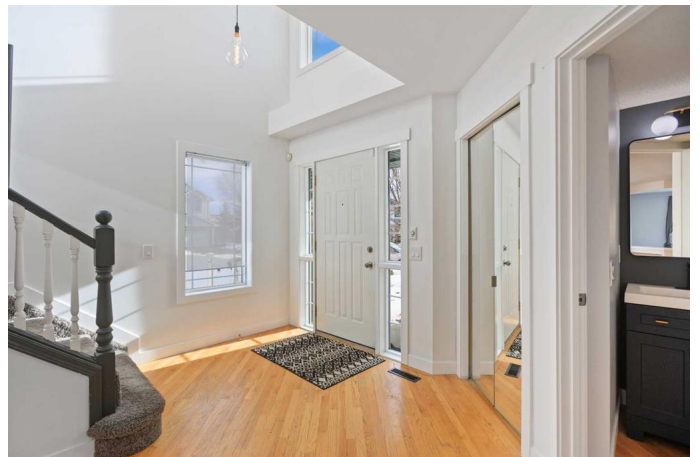
MLS® #A2177023

## \$675,000

4 Bedroom, 3.00 Bathroom, 1,986 sqft  
Residential on 0.13 Acres

Riverbend, Calgary, Alberta

Welcome to 170 River Rock Place â€” a remarkable residence located in the sought-after Riverbend community. This property stands on a spacious corner lot and offers over 2,800 sq ft of thoughtfully designed living space, blending style and functionality. As you step inside, youâ€™re welcomed by gleaming hardwood floors that lead through a bright, open foyer into an inviting living roomâ€”perfect for both relaxed evenings and formal gatherings. The open-concept layout seamlessly connects the living spaces, enhancing both flow and comfort. The kitchen is equipped with high-end stainless steel appliances, extensive cabinetry, a convenient pantry, and a large breakfast bar, making it an ideal space for cooking and entertaining. The adjacent dining area opens to a private deck, where you can enjoy views of the beautifully landscaped backyard. The outdoor space, enclosed by a low-maintenance vinyl fence and featuring an RV gate, provides both privacy and convenience. The main floor also includes a stylish powder room and a combined laundry and mudroom, adding practicality to the homeâ€™s layout. Upstairs, a spacious bonus room with soaring 11.6-foot ceilings and a gas fireplace serves as a perfect retreat for family evenings or entertaining guests. The primary suite offers a peaceful sanctuary, complete with a spacious walk-in closet and a spa-like ensuite with dual sinks, a deep soaking tub, and a separate shower. Two additional well-appointed bedrooms and



another full bathroom complete the upper level, offering ample space for family or guests. The fully finished basement adds a fourth bedroom, a large family room, and a media room, providing extra versatility for your needs. This location offers easy access to Quarry Park, a vibrant area featuring shopping, dining, and scenic river pathways, ideal for an active lifestyle. Nearby, South Trail Crossing and the Market at Quarry Park provide additional shopping and dining options. Outdoor enthusiasts will appreciate the proximity to Carburn Park, with its picturesque walking trails and natural settings. With convenient access to major routes such as Deerfoot and Glenmore Trails, as well as nearby public transportation options, 170 River Rock Place combines luxury, accessibility, and community appeal. Riverbend is known for its family-friendly atmosphere, excellent local schools, and welcoming spirit, making it a top choice for professionals and families alike. This exceptional property presents an outstanding opportunity to enjoy both elegance and convenience in one of Calgary's most desirable communities. Schedule your viewing today to experience everything 170 River Rock Place has to offer.

Built in 1998

**Essential Information**

MLS® #	A2177023
Price	\$675,000
Sold Price	\$683,500
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,986
Acres	0.13

Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### **Community Information**

Address	170 River Rock Place Se
Subdivision	Riverbend
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 4P5

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, RV Access/Parking

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Corner Lot, Front Yard, Irregular Lot, Landscaped, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	November 6th, 2024
Date Sold	November 14th, 2024
Days on Market	8
Zoning	R-CG
HOA Fees	0.00

**Listing Details**

Listing Office	Real Broker
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