



## 40 River Rock Circle Calgary Alberta

\$569,999

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. (id:6769)

3pc Bathroom 5.42 Ft x 10.17 Ft

Exercise room 9.00 Ft x 11.33 Ft

Laundry room 5.42 Ft x 7.83 Ft

Office 10.58 Ft x 9.33 Ft

Recreational, Games room 10.92 Ft x 27.83 Ft

Furnace 9.08 Ft x 6.17 Ft

Bedroom 10.58 Ft x 9.00 Ft

4pc Bathroom 7.75 Ft x 7.75 Ft

Bedroom 8.75 Ft x 8.75 Ft

Bedroom 8.67 Ft x 8.92 Ft

Dining room 10.00 Ft x 12.17 Ft

Kitchen 11.08 Ft x 13.25 Ft

Living room 11.92 Ft x 12.75 Ft

Primary Bedroom 12.58 Ft x 12.08 Ft

Listing Presented By:



Originally Listed by:  
Royal LePage Benchmark

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