



# 31 River Rock Manor Calgary Alberta

\$789,900

OPEN HOUSE CANCELLED. The wait is over! This is the home you've been waiting for! With over 3,100 square feet of developed living space, this home has been meticulously maintained over the years, showcasing true pride of ownership throughout and offers a RARE additional main-level rec space you won't find anywhere else! This home has undergone some MAJOR UPGRADES: triple-pane windows, durable Hardie-board siding, furnace (2025), low-maintenance vinyl decking in both front and back, hot water tank, Central A/C, and Miele stainless steel appliances to name a few! Plus, this home was built with NO POLY B PIPING, so you can move-in with confidence! Imagine living directly across from a playground on a spacious PIE-SHAPED lot, while being just a short walk to the Bow River pathways. The location offers the perfect balance of family-friendly living and access to Calgary's beautiful outdoor spaces. One of the defining features of this home is the converted previous garage, thoughtfully transformed into a bright, four-season recreation room that adds valuable additional living space rarely found in similar homes - whether used as a family room, playroom, home gym, or studio, it offers incredible flexibility for any stage of life! Inside, gleaming hardwood floors run throughout the main and upper levels. The extended kitchen is designed for both everyday living and entertaining, featuring white cabinetry, granite countertops, premium Miele appliances, and a corner pantry for all your storage needs. A formal dining room on the main floor provides the perfect setting for hosting, while also offering flexibility as a potential home office! The living room is a great space to gather with family and friends around the wood-burning fireplace to cozy up to during the winter months. The main floor is completed with a designated laundry room for your convenience. Upstairs, the calm...

- Bedroom 8.42 Ft x 15.17 Ft
- Family room 19.00 Ft x 26.75 Ft
- Furnace 12.58 Ft x 5.58 Ft
- Cold room 12.58 Ft x 5.58 Ft
- 3pc Bathroom 11.08 Ft x 4.33 Ft
- Breakfast 13.83 Ft x 14.58 Ft

- Living room 13.17 Ft x 14.50 Ft
- Recreational, Games room 20.75 Ft x 21.42 Ft
- 2pc Bathroom 7.00 Ft x 2.75 Ft
- Den 9.50 Ft x 8.00 Ft
- Primary Bedroom 11.42 Ft x 15.67 Ft
- Bedroom 10.00 Ft x 10.67 Ft

Listing Presented By:



Originally Listed by:  
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**RE/MAX Realty Professionals**

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Dining room 9.42 Ft x 15.83 Ft

Kitchen 13.83 Ft x 9.92 Ft

Laundry room 5.25 Ft x 8.67 Ft

Bedroom 10.00 Ft x 10.42 Ft

3pc Bathroom 9.00 Ft x 9.00 Ft

4pc Bathroom 5.50 Ft x 7.92 Ft