



## 75 River Rock Way Calgary Alberta

\$579,900

Welcome to this inviting home, designed for comfort and easy living - and a backyard made for entertaining! The main floor features a stylish kitchen with stainless steel appliances, a Samsung smart fridge, and a garburator, making cooking and clean-up a breeze. The formal dining area at the front flows into an open, bright living room with a bay window for lots of light. Upstairs, you'll find two spacious bedrooms, a large linen closet, and a 4-piece bathroom. The lower level offers a cozy family room with large windows, a gas fireplace, and a second 3-piece bathroom with a relaxing jet tub. You'll also find a well-organized laundry area with built-in cabinetry for added storage. The lower 4th level is undeveloped, ready for your personal touches to make it uniquely yours. The backyard is a private retreat with a newly stained deck, patio, and pergola surrounded by low-maintenance perennials. And now, for the star of the show: the oversized 24 x 32 double heated garage. Equipped with a separate 240V panel, workbench, and storage, you have all the space you need for projects and toys. Thoughtful upgrades round out this home, including newer triple-pane windows, central air conditioning, an updated furnace, appliances, water heater, and rough-in for central vac. A dedicated RV parking pad beside the garage completes this move-in-ready property! (id:6769)

Bedroom 8.92 Ft x 9.75 Ft

Primary Bedroom 11.67 Ft x 15.58 Ft

4pc Bathroom 8.00 Ft x 4.92 Ft

Recreational, Games room 20.00 Ft x 17.00 Ft

Furnace 20.00 Ft x 6.08 Ft

Family room 19.83 Ft x 13.17 Ft

3pc Bathroom 12.67 Ft x 8.58 Ft

Foyer 7.67 Ft x 5.00 Ft

Living room 11.00 Ft x 13.17 Ft

Dining room 7.67 Ft x 9.00 Ft

Other 8.75 Ft x 9.83 Ft

Kitchen 12.17 Ft x 9.00 Ft

Listing Presented By:



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<http://mikeanddee.ca/>

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