

**31 River Rock Manor SE**  
**Calgary, Alberta**

**MLS # A2291507**



**\$789,900**

<b>Division:</b>	Riverbend		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,375 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Faces Rear, Parking Pad		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Garden		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Wine Rack, TV Bracket X2, Work Table - Garage, Speakers - Garage, Corner Shelving - Garage, Speaker - Basement, Rain Barrels, Heater - Garage, A/C Unit-Split System - rec space, commercial heater - garage.

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 and inviting primary retreat features a large walk-in closet, an upgraded 3-piece ensuite with plenty of countertop space, and a bonus reading nook or yoga area &mdash; the perfect place to unwind or enjoy your morning coffee. Two additional bedrooms, along with a designated reading nook / office complete the upstairs. The basement has been refreshed with brand new carpet and features a large steam shower along with a convenient place to store your wine collection! Head outside to enjoy the low-maintenance backyard! Thoughtfully upgraded with a large composite deck, exposed aggregate concrete throughout, upgraded fence, and gardening area to enjoy during the summer months! Completing the property is an oversized detached double garage with huge workshop area including a commercial-grade heater. This is a rare opportunity to own a truly one-of-a-kind property in the desirable community of Riverbend!