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196 River Rock Crescent SE
Calgary, Alberta

MLS # A2352636

$779,900

Division:	Riverbend		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,223 sq.ft.	**Age:**	1993 (33 yrs old)
Beds:	7	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Cork	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	R-C2
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

Inclusions: DART BOARD, MEDIA CENTRE IN BASEMENT

Introducing a captivating residence in the heart of Riverbend, where seven bedrooms, an extraordinary lot, and a grand culinary retreat promise to leave a lasting impression! The curb appeal is striking, enhanced by an expansive driveway and wide concrete steps that lead to the foyer, a fitting nod to the impressive proportions within. Beyond the entrance, the sunlit family room is elevated with gorgeous cork flooring. This inviting room transitions into a formal dining area, complete with an alcove for your favourite hutch! A memorable stained-glass feature adds a touch of old-world beauty and separates the front living quarters from the kitchen. The showpiece is the culinary retreat, as this beautiful kitchen has been expanded to create a culinary experience rarely found in a residence of this size. The kitchen is framed by rich oak cabinetry showcasing the enduring beauty and quality craftsmanship of genuine wood - a luxury increasingly rare in modern renovations. Glass-front curio displays, a traditional bread drawer and a substantial pantry with pull-outs further elevate the space. The kitchen features a stainless steel appliance suite, a spacious island and a storybook window too! Adjacent, a second family room and dining nook offer versatility and the luxury of two living areas on the main. Step outside and onto your expansive deck, covered with a gorgeous pergola that is enveloped in stunning vines. This terrace offers natural shade, privacy, and an idyllic setting for effortless entertaining. The main is completed by an updated powder room and laundry with built-ins. Ascend upstairs, where an exceptionally rare five-bedroom configuration awaits! The primary suite is notable in size and features a beautiful four-piece ensuite and walk-in closet. Four generous secondary bedrooms provide functionality, complemented by a shared four piece bath. One of these is a unique connecting

bedroom that offers an opportunity for an office, children's lounge, study, or play space. Descend to the lower level which is a dream for teenagers, guests, or extended family alike as it features high ceilings, a recreational room outfitted with a built-in media centre, two additional bedrooms, a den and a three-piece bath with in-floor heating! The true ‘Piece De Resistance’ is the inspiring backyard. This south-facing, pie-shaped lot, is framed by a beautiful stone fence and is adorned with evergreens, aspens and mature foliage! This retreat feels like your own private park as it showcases an abundance of raised gardens, manicured lawns, an inviting fire-pit and the covered deck, highlighting a multitude of sitting areas, perfect for you to take in the sun and cool off inside with the central a/c. Directly behind the residences is a pathway interspersed with the Bow River, Carburn Park & amenities. With an extravagant kitchen, dual family rooms, seven bedrooms and an outdoor oasis of this calibre, this residence offers the potential to create something truly special! Watch Video!

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