196 River Rock Crescent SE

Calgary | Active | MLS® A2352636

$779,900









Bedrooms	Bathrooms	Year Built	Living area
7	**4**	**1993**	**2,223 sq. ft.**

Your next move starts with a conversation.

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Listed by Real Estate Professionals Inc.

A closer look

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!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352636
Bedrooms	7
Bathrooms	4
Year Built	1993
Property Type:	Residential

Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,223 sq. ft.
Main Level Finished Area:	1,045 sq. ft.
Upper Level Finished Area:	1,177 sq. ft.
Below Grade Finished Area:	944 sq. ft.
Acreage:	No
Lot Area:	7,158 sq. ft.
Lot Frontage:	28'4"
Front Exposure:	North
Levels:	Two
Total Rooms Above Grade:	9
Year built:	1993 (Age: 33)
Bedrooms:	7 (Above Grd: 5)
Bedrooms Above Grade:	5
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	9311966
Heating:	Forced Air

Basement:	Full, Finished, Drop Ceiling
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Cork
Cooling:	Central Air
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	6
Parking Total/Covered:	6 / -
Laundry Features:	Main Level
City Quadrant:	Southeast
Community:	Riverbend
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Inclusions:	DART BOARD, MEDIA CENTRE IN BASEMENT
Restrictions:	None Known
Main Floor	Dining Room · 17'10" × 12'5" ·
Main Floor	Kitchen · 14'7" × 13'9" ·
Main Floor	Laundry · 8'10" × 5'10" ·
Main Floor	Living Room · 19'10" × 18'6" ·

2nd Floor	Bedroom · 23'6" × 9'4" ·
2nd Floor	Bedroom · 14'6" × 9'4" ·
2nd Floor	Bedroom · 17'2" × 9'4" ·
2nd Floor	Family Room · 14'3" × 9'3" ·
2nd Floor	Bedroom - Primary · 18'1" × 12'11" ·
2nd Floor	Bedroom · 13'3" × 11'2" ·
Basement	Bedroom · 12'11" × 9'6" ·
Basement	Bedroom · 13'10" × 9'6" ·
Basement	Game Room · 17'3" × 16'7" ·
Basement	Storage · 13'10" × 10'11" ·
Basement	Furnace/Utility Room · 10'10" × 7'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Private Yard
Patio And Porch Features:	Deck, Pergola
Lot Features:	Pie Shaped Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-C2
Listed Date:	Oct 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/196-river-rock-crescent-se-calgary-a2352636/

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