

15 RIVERWOOD Court, Calgary T2C 4E9

A2136617 Riverbend Listing 05/30/24 List Price: \$699,900 MLS®#: Area:

Status: Active County: Calgary None Association: Fort McMurray Change:

Date:

General Information

Residential Prop Type: Sub Type: Detached City/Town: Calgary

Year Built: 1993 Lot Information

Lot Sz Ar: Lot Shape:

4,165 sqft

Finished Floor Area

Abv Saft: 1,807

Low Sqft:

Ttl Sqft: 1,807

<u>Parking</u>

DOM

Layout

Beds:

Baths:

Style:

29

Ttl Park: 4 2 Garage Sz:

4 (3 1)

3.5 (3 1)

2 Storey

Access:

Lot Feat: Cul-De-Sac

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Fireplace(s),Forced Air Sewer:

Ext Feat: **Private Yard**

Wood Frame

Flooring: Carpet,Laminate

Water Source: Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Int Feat: Kitchen Island, No Smoking Home

Utilities:

Room Information

Room Level Dimensions Room Level Dimensions Office Main 15`8" x 9`6" Kitchen Main 13`8" x 9`7" 2pc Bathroom Main **Dining Room** Main 8`8" x 13`6" **Living Room** Main 12`8" x 14`5" **Bonus Room** Upper 10`7" x 8`8" **Bedroom** 10`0" x 10`7" Upper 10`0" x 10`11" Upper **Bedroom** 4pc Bathroom Upper **Bedroom - Primary** Upper 11`4" x 13`4"

Hobby Room Upper 7`11" x 9`6" 3pc Ensuite bath Upper **Family Room Basement** 13`1" x 26`11" 4pc Bathroom Basement Bedroom Basement 8`11" x 15`4"

Legal/Tax/Financial

Title: Zoning: Fee Simple R-C2

Legal Desc: **9212216**

Remarks

Pub Rmks:

Welcome this amazing home nested on one of the best cul-de-sacs in the neighborhood, Step inside to discover the inviting main level, featuring a large formal dining room or playroom on the front of the house, which leads to a substantial kitchen with a massive island. The kitchen flows effortlessly into the TV room with built-in bookshelves. Upstairs boasts 3 bedrooms, with one of the biggest master bedrooms you will ever see! Heading down the stairs into the developed basement you will find an enormous TV room, bedroom & spacious bathroom. Recent upgrade including LVP flooring throughout main level, newer carpet, freshly painted, washer and dryer, dishwasher, both furnace and the roof replaced in 2009, Easy access to all amenities like shopping, schools, river pathway and Glenmore Trail, show today before it is gone!

Inclusions: N/A

Property Listed By: Homecare Realty Ltd.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







