



THE A-TEAM

RE/MAX FIRST

8 RIVERSIDE Crescent, Calgary T2C 3Y1

MLS@#: A2160629 Area: Riverbend Listing Date: 08/28/24 List Price: \$739,900
Status: Pending County: Calgary Change: -\$10k, 10-Sep Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 1990
Finished Floor Area
Abv Sqft: 1,827
Low Sqft:
Ttl Sqft: 1,827
Lot Sz Ar: 6,770 sqft
Lot Shape:

DOM

22
Layout
Beds: 4 (3 1)
Baths: 3.5 (3 1)
Style: 2 Storey

Parking

Ttl Park: 4
Garage Sz: 2

Access:

Lot Feat: Back Yard,Backs on to Park/Green Space,Corner Lot,No Neighbours Behind,Landscaped,Many Trees
Park Feat: Double Garage Attached

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air,Natural Gas
Sewer:
Ext Feat: Private Yard

Construction: Stone,Stucco
Flooring: Carpet,Linoleum
Water Source:
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Water Heater,Microwave Hood Fan,Refrigerator,Stove(s),Washer,Water Softener,Window Coverings
Int Feat: Kitchen Island,No Smoking Home
Utilities:

Room Information

Table with 3 columns: Room, Level, Dimensions. Rows include Living Room, Den, Family Room, Nook, 4pc Ensuite bath, Bedroom, Game Room.

Table with 3 columns: Room, Level, Dimensions. Rows include Dining Room, 2pc Bathroom, Kitchen, Bedroom - Primary, 3pc Bathroom, Bedroom, Bedroom.

4pc Ensuite bath

Lower

9`7" x 5`0"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R-C1

9010747

Remarks

Pub Rmks:

Welcome to Your Urban Oasis. Nestled in the heart of the city, this stunning home offers a tranquil retreat with its serene park-side setting. Imagine unwinding in your private backyard haven, surrounded by lush mature trees and a variety of inviting sitting areas. The expansive deck features a massive hot tub, perfect for relaxing after a long day, while the natural beauty of the park ensures your outdoor space remains a peaceful sanctuary. From the exterior, you'll notice the new garage door and new front door, both of which were recently replaced along with the back door. Step inside to be greeted by a sense of grandeur and comfort. Soaring vaulted ceilings and a grand staircase set the tone, while plush carpeting and newer windows add a touch of modern luxury. The remodeled kitchen, with its sleek granite countertops, stainless steel appliances, and elegant white shaker-style cabinets, is both functional and stylish. An adjacent eating area provides easy access to the backyard, making it ideal for entertaining guests or enjoying a quiet meal. The family room, with its cozy gas fireplace and stone hearth, offers the perfect setting for winter evenings, while the expansive rec room downstairs presents endless possibilities. Whether you envision a home gym, games room, or children's play area, this versatile space is ready to accommodate your needs. An additional bedroom with an ensuite offers the perfect retreat for teens or guests, while two storage rooms ensure everything stays neatly tucked away. Practical features include A/C, a Kineticco water softener, and a roof updated in 2012, ensuring comfort and peace of mind. The back deck comes equipped with a natural gas line for your BBQ, and underground sprinklers keep your lawn lush and green through three seasons. Located just steps from Carburn Park, the city's river pathway system, and numerous community parks, this home offers unrivaled access to outdoor recreation. Riverbend's central location provides convenient access to major routes, shopping, and schools, making it an ideal spot for both relaxation and convenience. Don't miss the chance to make this beautiful house your forever home. Contact your favorite Realtor today to schedule a viewing!

Inclusions:

Property Listed By:

RE/MAX iRealty Innovations

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













