



THE
A-TEAM

**RE/MAX
FIRST**

101 RIVERGLEN Close, Calgary T2C 3W4

MLS® #: **A2163755**

Area: **Riverbend**

Listing Date: **09/06/24**

List Price: **\$674,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1989**

Finished Floor Area

Abv Sqft: **1,653**

Low Sqft:

Ttl Sqft: **1,653**

Lot Information

Lot Sz Ar: **4,671 sqft**

Lot Shape:

DOM

13

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **6**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Few Trees,Front Yard,Lawn,Landscaped,Many Trees,Private,Rectangular Lot,See Remarks,Treed**

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt**

Heating: **High Efficiency,Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard,Storage**

Construction:

Stucco

Flooring:

Carpet,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Beamed Ceilings,Breakfast Bar,Ceiling Fan(s),No Smoking Home,Open Floorplan,Quartz Counters,See Remarks,Storage**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	12`10" x 11`6"	Bedroom	Second	11`1" x 8`5"
Bedroom	Second	11`11" x 8`2"	3pc Ensuite bath	Second	7`8" x 4`1"
4pc Bathroom	Second	8`2" x 4`1"	2pc Bathroom	Main	8`2" x 6`1"
Living Room	Main	13`7" x 13`5"	Kitchen	Main	14`5" x 13`5"
Family Room	Main	16`11" x 12`7"	Dining Room	Main	14`11" x 10`2"

Great Room

Lower

27` 8" x 12` 5"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

8910045

Zoning:

r-1

Remarks

Pub Rmks:

Great Location on a quiet cul de sac just minutes away from the ring road, deerfoot trail & 15min to DT. Riverbend School, Community Centre the Bow River bike pathway system. Enjoy a leisurely walk to Carburn Park & take advantage of nearby amenities at Deerfoot Meadows and Quarry Park for all your shopping, dining, and service needs. Incredible 2 storey effortlessly blends comfort & style. Boasting 3 bedrooms up & over 2000sqft of total living space, this home is sure to impress! Upon entering, you'll be greeted in the warm & inviting foyer with new vinyl plank flooring, vaulted ceilings, formal living area & dining room, great for hosting dinner parties. Custom kitchen with new white shaker cabinets up, quartz countertops, new appliances, soft close drawers & breakfast nook. Large bright Sunken den with wood burning fireplace, perfect for those cold days & a bathroom with washer & dryer. Large master bedroom with 3 piece ensuite. There's another 2 good sized bedrooms up, perfect for the growing family. Fully developed basement with games area, recreation room, bedroom & huge storage area. Massive private fully fenced back yard with mature trees, large grassy area, there's a concrete blocks area for a fire pit, shed & a huge deck with glass railing. Double attached garage with shelving. Its an absolutely beautiful home in an outstanding area. Pride of ownership with a new roof & newer furnace. Book your private appointment today. Quick possession possible.

Inclusions:

Property Listed By:

n/a

Rebate Real Estate Inc.

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













