

228 RIVERGLEN Drive, Calgary T2C3W9

A2180179 Riverbend 11/21/24 List Price: \$669,900 MLS®#: Area: Listing

Status: Active Calgary Association: Fort McMurray County: Change: -\$10k, 13-Dec

Date:



General Information

Prop Type: Residential Sub Type: Detached

Year Built: Lot Information

Lot Shape:

City/Town: Calgary 1990

Lot Sz Ar: 4,906 sqft

Access:

Lot Feat: Park Feat:

Finished Floor Area Abv Saft:

Low Sqft:

Ttl Sqft: 1.633

<u>Parking</u>

1,633

DOM

Layout

Beds:

Baths:

Style:

30

Ttl Park: 4 2 Garage Sz:

4 (3 1)

3.5 (3 1)

2 Storey

Back Yard, Front Yard, Lawn, Garden, Landscaped Double Garage Attached, Heated Garage, Paved

Utilities and Features

Roof: **Asphalt Shingle**

Heating: Forced Air, Natural Gas

Sewer: **Public Sewer** Ext Feat: Garden

Construction:

Vinyl Siding, Wood Frame

Flooring:

Carpet, Vinyl Plank

Water Source: Public Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Dishwasher, Dryer, Electric Stove, Refrigerator, Washer

Int Feat: Central Vacuum, Vaulted Ceiling(s)

Utilities:

Room Information

Level Level Dimensions Room Dimensions Room **Entrance** Main 4`2" x 13`4" 2pc Bathroom Main 4`11" x 8`1" Laundry Main 3`0" x 8`0" **Living Room** Main 22`0" x 11`11" **Family Room** Main 15`1" x 12`5" **Dining Room** Main 10`0" x 9`5" Kitchen Main 10`2" x 9`5" **Bedroom** 9`10" x 11`5" Second 4pc Ensuite bath Second 7`5" x 0`0" Bedroom Second 9`2" x 11`7" **Bedroom - Primary** Second 11`11" x 15`11" 3pc Ensuite bath Second 5`7" x 6`8"

Storage **Basement** 9`1" x 7`4" Storage **Basement** 20'0" x 11'9" **Basement** 9`3" x 6`11" **Bedroom** 13`2" x 10`3" 3pc Bathroom Basement **Game Room Basement** 11`0" x 15`1" Office Basement 8`11" x 10`2" Legal/Tax/Financial

Title: Zoning: Fee Simple R-C2

Legal Desc: **9012580**

Remarks

Pub Rmks:

Welcome to this stunning, fully updated 4-bedroom, 3.5-bathroom home in the highly sought-after community of Riverbend! Every detail has been thoughtfully refreshed, from the all-new high-end casement windows to the brand-new exterior, featuring new shingles, siding, soffits, fascia, eaves, and trim. Step inside to discover a perfect floor plan designed for family living. The main floor boasts luxurious plank flooring, an abundance of natural light, and all-new doors and trim. The updated kitchen opens to a gorgeous newer deck, ideal for summer BBQs or enjoying quiet evenings outdoors. And the cherry on top? A built-in pizza oven to create delicious homemade pizzas! Upstairs, the primary suite offers a beautifully updated ensuite bath, while two additional bedrooms share a convenient Jack and Jill bathroom. The fully finished basement features a brand-new three-piece bathroom and plenty of space for recreation or guests. The insulated and drywalled garage provides year-round convenience, and the beautifully landscaped yard is ready for your family's enjoyment. Nestled in Riverbend, you'll love being just steps away from Carburn Park, known for its picturesque pathways, river access, and family-friendly amenities. Don't miss this rare opportunity to own a truly move-in-ready home in one of Calgary's most desirable neighborhoods. Book your private showing today!

Inclusions: basement couch, outdoor brick pizza oven, window treatments,

Property Listed By: **RE/MAX Realty Professionals**

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







