

Storage
3pc Bathroom
Game Room

Basement
Basement
Basement

9`1" x 7`4"
9`3" x 6`11"
11`0" x 15`1"

Storage
Bedroom
Office

Basement
Basement
Basement

20`0" x 11`9"
13`2" x 10`3"
8`11" x 10`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9012580

Zoning:
R-C2

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:
Property Listed By:

**basement couch, outdoor brick pizza oven, window treatments,
RE/MAX Realty Professionals**

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





