



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**292 RIVERVIEW Close, Calgary T2X4G8**

MLS® #: **A2180226**

Area: **Riverbend**

Listing Date: **11/20/24**

List Price: **\$739,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1994**

Lot Information

Lot Sz Ar: **7,556 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,002**  
Low Sqft:  
Ttl Sqft: **2,002**

DOM

**1**

Layout

Beds: **5 (3 2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Pie Shaped Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s), Forced Air, Natural Gas**  
Sewer:  
Ext Feat: **Fire Pit, Private Yard**

Construction: **Brick, Vinyl Siding**  
Flooring: **Carpet, Ceramic Tile, Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings**  
Int Feat: **Granite Counters, Vaulted Ceiling(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`5" x 4`8"</b>
<b>Dining Room</b>	<b>Main</b>	<b>16`7" x 8`8"</b>
<b>Foyer</b>	<b>Main</b>	<b>8`1" x 9`8"</b>
<b>Laundry</b>	<b>Main</b>	<b>8`7" x 6`3"</b>
<b>Office</b>	<b>Main</b>	<b>13`2" x 11`7"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>6`11" x 9`5"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`2" x 14`4"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Breakfast Nook</b>	<b>Main</b>	<b>14`1" x 6`10"</b>
<b>Family Room</b>	<b>Main</b>	<b>12`6" x 13`7"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`1" x 11`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>17`7" x 15`6"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>6`0" x 7`8"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`6" x 11`9"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`9" x 15`5"</b>

Walk-In Closet	Upper	6`11" x 5`1"	4pc Bathroom	Basement	7`9" x 4`11"
Bedroom	Basement	11`4" x 13`1"	Bedroom	Basement	13`7" x 13`5"
Exercise Room	Basement	10`6" x 17`9"	Game Room	Basement	19`1" x 15`3"
Legal/Tax/Financial					

Title:		Zoning:	
Fee Simple		R-CG	
Legal Desc:	9212499		Remarks

Pub Rmks:	<p>This spacious, bright, and immaculate 2-storey split home is located in the highly sought-after community of Riverbend, just steps away from the river and scenic walkways. The thoughtfully designed floor plan features a European-inspired kitchen with an island, vaulted ceilings in the living and dining rooms, and a cozy sunken family room with a stunning fireplace and mantle. A main-floor den with elegant French doors adds a touch of sophistication. Upstairs, you'll find three generously sized bedrooms, including the primary suite complete with a walk-in closet and a full ensuite bathroom. The professionally developed basement offers even more living space with two oversized bedrooms, a spacious game room, a second family room, and a full bathroom. Situated in a quiet cul-de-sac on a massive 7,500+ square foot pie-shaped lot, the backyard is a true retreat with a deck and a cozy fire pit area, perfect for entertaining or relaxing. This home is an absolute must-see!</p>
Inclusions:	N/A
Property Listed By:	RE/MAX Real Estate (Central)

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

























