



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**110 RIVERGLEN Drive, Calgary T2C 4G2**

MLS®#: **A2180629**      Area: **Riverbend**      Listing Date: **11/29/24**      List Price: **\$724,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1993**  
Lot Information  
 Lot Sz Ar: **4,563 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard**  
 Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,657**  
 Low Sqft:  
 Ttl Sqft: **1,657**

DOM

**22**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Wood Frame**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Sewer:      Water Source:  
 Ext Feat: **Private Yard**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Window Coverings**  
 Int Feat: **High Ceilings,Laminate Counters,No Smoking Home,Open Floorplan,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`1" x 7`4"</b>	<b>Breakfast Nook</b>	<b>Main</b>	<b>9`4" x 13`3"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`5" x 8`5"</b>	<b>Family Room</b>	<b>Main</b>	<b>15`6" x 12`7"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`6" x 9`4"</b>	<b>Living Room</b>	<b>Main</b>	<b>11`7" x 13`10"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>6`6" x 8`2"</b>	<b>4pc Ensuite bath</b>	<b>Second</b>	<b>7`9" x 4`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`10" x 10`3"</b>	<b>Bedroom</b>	<b>Second</b>	<b>9`10" x 10`4"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>11`4" x 17`2"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>5`3" x 7`1"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`1" x 12`8"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>10`11" x 13`7"</b>

Game Room

Basement

14`11" x 12`5"

Furnace/Utility Room  
Legal/Tax/Financial

Basement

5`4" x 6`11"

Title:  
**Fee Simple**  
Legal Desc:

9212232

Zoning:  
**R-CG**

Remarks

Pub Rmks: **\*\*OPEN HOUSE SAT & SUN Nov 30th-Dec 1st\*\* Check out 3D VIRTUAL TOUR\*\* Searching for the perfect family home with room for everyone? Look no further! This spacious 5-BEDROOM, 3.5-bathroom home offers plenty of space and a generous backyard, all within close proximity to a variety of amenities lime STUNNING CARBURN PARK!!. As you arrive, you'll immediately notice the expansive driveway, perfect for accommodating multiple vehicles with ease. Step inside and discover a home designed for both comfort and functionality, featuring formal living and dining rooms, a cozy family room with a GAS FIREPLACE, and a bright kitchen with VAULTED CEILINGS and a breakfast nook. The main floor also includes a convenient half bath with laundry. Upstairs, you'll find two spacious bedrooms and a large primary suite with its own 4-piece ensuite, complete with a JETTED TUB. An additional full bathroom completes the upper level. The fully developed basement offers two more generously sized bedrooms with large windows, a third full bathroom, a secondary living room, and a computer nook, perfect for working or studying from home. BONUS UPDATES: New FURNACE and hot water tank (2020), new roof shingles in 2023, new main floor front window, and three brand-new toilets! Don't miss out—check out the photos and book your showing today This gem will go fast**

Inclusions:  
Property Listed By:

**Storage Shed, second Fridge freezer in basement  
CIR Realty**

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











