



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**74 RIVERSTONE Close, Calgary T2C 4B8**

MLS®#: **A2186202**      Area: **Riverbend**      Listing Date: **01/16/25**      List Price: **\$649,900**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1992**  
Lot Information  
 Lot Sz Ar: **4,542 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,846**  
 Low Sqft:  
 Ttl Sqft: **1,846**

DOM

**6**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Irregular Lot,Landscaped,Rectangular Lot**  
 Park Feat: **Double Garage Attached,Driveway,Front Drive,Garage Faces Front**

Utilities and Features

Roof: **Metal**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Other,Private Yard**

Construction: **Brick,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Other,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**  
 Int Feat: **Breakfast Bar,High Ceilings,Jetted Tub,Open Floorplan,Pantry,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	15`2" x 14`6"	Dining Room	Main	11`11" x 11`8"
Kitchen	Main	13`2" x 9`11"	Laundry	Main	7`11" x 7`3"
2pc Bathroom	Main		Loft	Upper	14`3" x 7`2"
Bedroom - Primary	Upper	14`11" x 11`11"	4pc Ensuite bath	Upper	
Bedroom	Upper	12`5" x 9`3"	Bedroom	Upper	10`11" x 9`3"
4pc Bathroom	Upper		Game Room	Basement	25`10" x 22`4"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**9112315**

Remarks

Pub Rmks: **Welcome to this fantastic family home in Riverbend! With over 1,840 sq. ft. of living space, central air conditioning, an open floor plan design featuring luxury vinyl plank flooring and large windows throughout, makes this home a true gem! The main floor boasts a chef's dream kitchen with upgraded, high-end Samsung Chef Collection double oven, a two-drawer refrigerator with a water and ice maker, plus plenty of counter space, and an open-concept design making cooking a pleasure and entertaining effortless as it flows into the spacious great room. The great room features soaring 17-ft ceilings (approx.), an expansive wall of windows, and a cozy 3-way gas fireplace. The powder room and mud room with laundry complete this level. Upstairs has a versatile loft/office/play area overlooking the great room, plus three spacious bedrooms and the main bath. The primary suite is your personal retreat, complete with a 4-piece ensuite with jetted tub and separate shower and walk thru closet. The fully finished basement has a large family room and games area with pool table and plenty of storage space. Your private west-facing backyard is fully fenced and landscaped and has a two-tiered deck with a gas line for BBQs, and a storage shed. Other updates to this home include new furnace and air conditioner (2024), hot water tank (2021), new siding (2024) and a durable metal roof with snow stoppers. Located on a quiet street, close to transit, Carburn Park, schools, and walking distance to the amenities of Quarry Park. Don't miss out on this great family home!**

Inclusions: **all window door coverings, garage door opener and 1 remote, TV mounts, pool table & accessories, shed**

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

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





















