



THE
A-TEAM

**RE/MAX
FIRST**

110 RIVERGLEN Drive, Calgary T2C 4G2

MLS®#: **A2189411**

Area: **Riverbend**

Listing Date: **01/24/25**

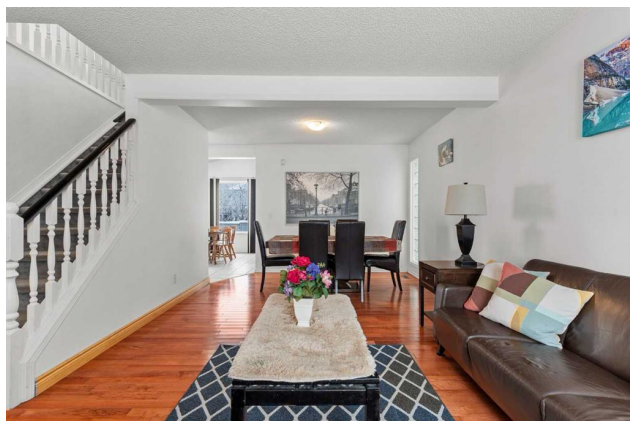
List Price: **\$634,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 21-Feb**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1993**

Finished Floor Area

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

Lot Information

Lot Sz Ar: **4,563 sqft**
Lot Shape:

DOM

29
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Access:

Lot Feat: **Back Lane,Back Yard**
Park Feat: **Double Garage Attached**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
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
2pc Bathroom	Main	5`1" x 7`4"
Dining Room	Main	11`5" x 8`5"
Kitchen	Main	9`6" x 9`4"
4pc Bathroom	Second	6`6" x 8`2"
Bedroom	Second	9`10" x 10`3"
Bedroom - Primary	Second	11`4" x 17`2"
Bedroom	Basement	12`1" x 12`8"

Room	Level	Dimensions
Breakfast Nook	Main	9`4" x 13`3"
Family Room	Main	15`6" x 12`7"
Living Room	Main	11`7" x 13`10"
4pc Ensuite bath	Second	7`9" x 4`11"
Bedroom	Second	9`10" x 10`4"
3pc Bathroom	Basement	5`3" x 7`1"
Bedroom	Basement	10`11" x 13`7"

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: ****HOME PRE INSPECTED** - ** 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

