



**44 Riverwood Circle SE
Calgary, Alberta**

MLS # A2307874



\$605,000

Division:	Riverbend		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,736 sq.ft.	Age:	1991 (35 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Attached, Double Garage Detached, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: n/a

WELCOME TO YOUR NEW HOME! If you've been searching for exceptional value in a prime location like RIVERBEND, this is it. Situated on a desirable corner lot, this well-appointed home features a double attached garage PLUS an oversized heated double detached garage, along with RV parking — a combination that's incredibly hard to find. Step inside to a bright, spacious, and thoughtfully designed floor plan. The main level offers a formal dining area, a welcoming family room with a cozy fireplace, and an expansive kitchen complete with a large island, abundant cabinetry, walk-in pantry, and new appliances, plus a sunny breakfast nook overlooking the backyard — perfect for everyday living and entertaining. Upstairs, you'll find a generous primary retreat with its own sitting area, walk-in closet, and private ensuite. Two additional well-sized bedrooms and a versatile den/office space complete the upper level. The fully developed basement adds even more living space with a large recreation room, half bathroom, another room, and plenty of storage. Located close to shopping, schools, public transit, and scenic walking and biking paths connecting to Carburn Park and Fish Creek Provincial Park, with quick access to Deerfoot Trail — this home truly offers the best of both convenience and lifestyle. Don't wait—book your private showing today and discover the lifestyle you've been dreaming of.