



**48 Riverbrook Road SE
Calgary, Alberta**

MLS # A2309858



\$599,000

Division:	Riverbend		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,094 sq.ft.	Age:	1984 (42 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Level, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		
Inclusions:	N/A		

Welcome to 48 Riverbrook Road, located in the highly sought-after community of Riverbend. Offering over 2,000 sq. ft. of developed living space, this well-maintained and thoughtfully updated home provides the perfect blend of space, function, and peace of mind. Featuring 4 spacious bedrooms and 2 full bathrooms and one well appointed half bathroom, there is plenty of room for families of all sizes. The renovated kitchen is the heart of the home, designed for both everyday living and entertaining with modern finishes and excellent functionality. Major updates have already been completed, including recently replaced windows and roof, along with 99% of the Poly-B plumbing professionally replaced. A separate side entrance adds flexibility and future potential, while the large shed provides excellent additional storage for tools, outdoor equipment, and seasonal items. Situated in an established, family-friendly neighbourhood close to parks, pathways, schools, and amenities, this is a fantastic opportunity to own a move-in ready home in one of Calgary's most desirable communities!