



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

60 RIVERVIEW Drive SE
Calgary, Alberta

MLS # A2313803



\$624,900

Division:	Riverbend		
Type:	Residential/Four Plex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,310 sq.ft.	Age:	1994 (32 yrs old)
Beds:	2	Baths:	3
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Off St		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Low Maintenance La		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 447
Basement:	Full	LLD:	24-23-1-W5
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garba
Features:	Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows		

Inclusions: N/A

****OPEN HOUSE - SAT June 27th 1-3 pm** WELCOME to this RARE END-UNIT 55+ BUNGALOW VILLA, offering 2,041.62 SQ FT OF DEVELOPED LIVING SPACE w/2 BEDROOMS (+ a POTENTIAL 3rd) + 3 FULL BATHROOMS + a DOUBLE ATTACHED GARAGE — PERFECTLY POSITIONED in one of RIVERBEND'S MOST SOUGHT-AFTER ADULT COMMUNITIES DIRECTLY ACROSS FROM CARBURN PARK, the BOW RIVER + SCENIC WALKING PATHWAYS! Enjoy a LOW-MAINTENANCE LIFESTYLE in an UNBEATABLE LOCATION where you can step outside your front door and immediately immerse yourself in NATURE, while remaining just minutes from SHOPPING, DINING, GOLF, HEALTHCARE + everyday amenities. Designed for those looking to DOWNSIZE WITHOUT COMPROMISE, this home offers the perfect blend of COMFORT, SPACE, CONVENIENCE + PEACE OF MIND. Step inside to a BRIGHT + WELCOMING FOYER that sets the tone for the home, where rich HARDWOOD FLOORING + NEW CARPET + FRESH PAINT throughout create an inviting first impression. Just off the entry, the SPACIOUS LIVING ROOM is bathed in NATURAL LIGHT from large WEST-FACING WINDOWS, creating a warm + comfortable space to relax with a good book, visit with family or enjoy the afternoon sunshine. The UPDATED KITCHEN is thoughtfully designed for everyday living, feat. ABUNDANT OAK CABINETS, NEW QUARTZ COUNTERTOPS, NEW SS APPLIANCES + a HIGHLY FUNCTIONAL LAYOUT that keeps everything within easy reach. The adjoining DINING AREA is the perfect setting for hosting family dinners, holiday celebrations or catching up w/friends over coffee. Privately tucked away, the PRIMARY RETREAT offers a peaceful place to unwind, feat. a SPACIOUS BEDROOM, private 3-PC ENSUITE + ample closet**

space for everyday convenience. A 2nd MAIN FLOOR BEDROOM provides excellent flexibility for overnight guests, a HOME OFFICE or hobby room, while the FULL 4-PC MAIN BATHROOM is conveniently located nearby. The FULLY DEVELOPED BASEMENT adds exceptional flexibility, offering a LARGE RECREATION ROOM perfect for movie nights, family gatherings, card games or your favourite hobbies. A 3-PC BATHROOM + a POTENTIAL 3rd BEDROOM provide comfortable accommodations for visiting family or grandchildren, while the INCREDIBLE AMOUNT OF STORAGE gives you plenty of room for seasonal decor, keepsakes + everything you want close at hand. Outside on your PRIVATE REAR DECK + PATIO where you can enjoy your morning coffee, SUMMER BBQS or peaceful evenings surrounded by BEAUTIFULLY LANDSCAPED GROUNDS. The LOW-MAINTENANCE SETTING allows you to spend more time travelling, visiting loved ones or enjoying your favourite hobbies, while the community takes care of the exterior maintenance. UPDATES: incl/NO POLY-B, NEW FURNACE, NEW CARPET, NEW APPLIANCES, FRESH PAINT THROUGHOUT! Dreamview Village also offers an ACTIVE CLUBHOUSE w/a library, pool tables, + welcoming social spaces for residents to enjoy. Enjoy the ease of MAINTENANCE-FREE LIVING in this WELL-MANAGED 55+ COMMUNITY. Simply lock the door + travel w/confidence while the condo association takes care of LANDSCAPING + SNOW REMOVAL!!!