



GRASSROOTS
REALTY GROUP

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3 Riverwood Court SE
Calgary, Alberta

MLS # A2316110



\$585,900

Division:	Riverbend		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,460 sq.ft.	Age:	1992 (34 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, Walk-In Closet(s)		

Inclusions: N/A

This tastefully updated, fully finished family home sits on a large corner lot in the heart of Riverbend and offers over 2,100 sq. ft. of developed living space, plus RV parking and a double attached garage. With amazing access to all of Calgary's major roads, the location is hard to beat. As you enter, you are welcomed into a formal living room that leads into the open-concept kitchen and cozy family room, complete with a wood-burning fireplace, making it the perfect space for everyday living and entertaining. Sliding doors off the main floor lead to a large composite deck, ideal for summer nights and BBQs with your gas grill. Main floor laundry and a convenient 2-piece bathroom complete this level. Upstairs, you will find a spacious primary suite with a 4-piece ensuite and a large walk-in closet, along with two additional bedrooms and another 4-piece bathroom for the kids. The fully finished basement offers a large rec room, bar area, darts setup, and plenty of storage space. With great updates, exceptional functionality, and room for the whole family, this home is a must-see. Book your private showing today.