



**142 Riverview Circle SE  
Calgary, Alberta**

**MLS # A2318661**



**\$824,900**

<b>Division:</b>	Riverbend		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,838 sq.ft.	<b>Age:</b>	1994 (32 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Dog Run Fenced In, Landscaped, Level, Rec		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** Grey Shed, Patio Swing, Vacuum System & Attachments

Welcome to this wonderful family home located in the vibrant community of Riverbend. This 1,838 sq ft 2 storey home features an open main floor with vaulted living room and dining room and a family room with a lovely gas fireplace. The beautiful bright kitchen has granite island & countertops, stainless steel appliances and refinished cabinets(2023). A private den/office, laundry room and 2 piece powder room complete this level. The kitchen has a sliding door leading to a sunny south-facing, nicely landscaped backyard. Step out on the large, low-maintenance, composite deck and down to the extensive concrete patio plus a good size dog run for your best friend! Upstairs there are 3 bedrooms and a 4 piece main bathroom. The large primary bedroom has a walk-in closet and full 4 piece ensuite. The list of the many recent updates includes furnace(2021), main and ensuite bathrooms(2022), hardwood(2015) and carpet(2017), triple pane windows on main and upper floor(2022), blinds(2022), roof(2015), refrigerator(2018) and washer/dryer(2023). And for those hot summer days and nights there is CENTRAL AIR CONDITIONING(2021)! Now about the location! Backing onto a green space that leads to the extensive river pathway system and up to the left is the Eric Harvie pedestrian bridge over to Sue Higgins off leash park. Staying on the river pathway you will soon come across the beautiful Carburn Park with its ponds and forest. Riverbend has 2 schools, a neighbourhood shopping centre and is next to Quarry Park with the YMCA and many fine shoppes and restaurants. 15 minutes to downtown! This is a wonderful home in a great community!