



GRASSROOTS
REALTY GROUP

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192 Riverbend Drive SE
Calgary, Alberta

MLS # A2329034



\$564,900

Division:	Riverbend		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,607 sq.ft.	Age:	1989 (37 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, Views		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: n/a

Great location directly across the street from a park, green space and walking paths, with an easy walk to the Bow River, Carburn Park and the local elementary school. This well-maintained four-level split is in excellent condition and offers bright, open living spaces throughout. The main level features a spacious living room with large windows, a generous dining area, a functional kitchen and a bright breakfast nook. Upstairs are three bedrooms and a four-piece main bathroom. The large primary bedroom includes a private three-piece ensuite. The walkout third level features a bright family room with a wood-burning fireplace and garden doors opening onto the deck and the well-treed, south-facing backyard. This level also includes a fourth bedroom and an additional bathroom. The insulated and drywalled double attached garage provides added comfort and storage. There is also plenty of additional storage in the crawl-space area. The backyard offers back-lane access. The home is vacant, allowing for easy showings and flexible possession. A bright, well-cared-for home in an excellent Riverbend location, offering generous living space, a walkout level and a private south-facing fenced yard. Call your real estate agent to view this home while it's still available.