



GRASSROOTS
REALTY GROUP

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95 Riverside Close SE
Calgary, Alberta

MLS # A2216340



\$940,000

Division:	Riverbend		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,843 sq.ft.	Age:	1989 (36 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Marble, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, High Ceilings, Jetted Tub, Separate Entrance, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	Garage door opener and 2 remotes, Security system, Shed,		

Looking for country living within the city? This is your opportunity! This beautifully updated gem sits on a generous 8,890 sq. ft. corner lot, siding onto greenspace and offering fantastic views of the Carburn Park Lagoon. Inside, the home welcomes you with a stunning front living and dining room featuring dramatic 18-foot ceilings, new hardwood flooring and plenty of natural light. The spacious kitchen includes a sunny eating area framed by a large picture window that perfectly captures the views of the water and provides access to the large deck. A sunken family room offers a wood-burning fireplace, wet bar, and well-appointed mantel with three large mirrors. Also on the main level are a convenient home office/den with built-in book shelf and a powder room with laundry (with new washer and dryer). Upstairs, the primary suite features a patio door leading to a private balcony overlooking the park, a walk-in closet, and ensuite with a jetted tub. Two additional bedrooms and a full bathroom complete the upper floor. The walk-out basement provides even more living space, including a large rec room, 2 additional bedrooms, a bathroom, and ample storage. Enjoy your large, private sunny west-facing backyard with eight mature trees, established shrubs and perennials, and stunning natural views. Additional upgrades and features include: new marble tile flooring in all bathrooms, new carpet upstairs, updated furnace and roof. Conveniently located steps to the river and pathways, close to schools, the shops and amenities of Riverbend and Quarry Park, and an easy commute to downtown - don't miss out on this fantastic opportunity to own a home in an UNBEATABLE LOCATION!