



**GRASSROOTS**  
REALTY GROUP

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**101 Riverglen Close SE**  
**Calgary, Alberta**

**MLS # A2217065**



**\$649,900**

<b>Division:</b>	Riverbend		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,653 sq.ft.	<b>Age:</b>	1989 (36 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, On Street, See Remarks		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Landscaped, Many		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	r-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Breakfast Bar, Ceiling Fan(s), No Smoking Home		

**Inclusions:** n/a

Great Location on a quiet cul de sac just minutes away from the ring road, deerfoot trail & 15min to DT. Riverbend School, Community Centre the Bow River bike pathway system. Enjoy a leisurely walk to Carburn Park & take advantage of nearby amenities at Deerfoot Meadows and Quarry Park for all your shopping, dining, and service needs. Incredible 2 storey effortlessly blends comfort & style. Boasting 3 bedrooms up & over 2000sqft of total living space, this home is sure to impress! Upon entering, you'll be greeted in the warm & inviting foyer with new vinyl plank flooring, vaulted ceilings, formal living area & dining room, great for hosting dinner parties. Custom kitchen with new white shaker cabinets up, quartz countertops, new appliances, soft close drawers & breakfast nook. Large bright Sunken den with wood burning fireplace, perfect for those cold days & a bathroom with washer & dryer. Large master bedroom with 3 piece ensuite. There's another 2 good sized bedrooms up, perfect for the growing family. Fully developed basement with games area, recreation room, bedroom & huge storage area. Massive private fully fenced back yard with mature trees, large grassy area, there's a concrete blocks area for a fire pit, shed & a huge deck with glass railing. Double attached garage with shelving. Its an absolutely beautiful home in an outstanding area. Pride of ownership with a new roof & newer furnace. Book your private appointment today. Quick possession possible.