



**GRASSROOTS**  
REALTY GROUP

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**772 Riverbend Drive SE**  
**Calgary, Alberta**

**MLS # A2217492**



**\$639,900**

<b>Division:</b>	Riverbend		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,726 sq.ft.	<b>Age:</b>	1988 (37 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Few Trees, Rectangular Lot		

**Heating:** Fireplace(s), Forced Air, Natural Gas

**Floors:** Carpet, Hardwood

**Roof:** Asphalt

**Basement:** Crawl Space, Finished, Full

**Exterior:** Brick, Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Chandelier, Closet Organizers, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** None

\*\*\* OPEN HOUSE SUNDAY MAY 4, 2-4:30PM\*\*\* Welcome to this meticulously maintained five-bedroom home in the heart of West Riverbend, perfectly situated across from a scenic park! Offering over 2700 ft2 of thoughtfully designed living space. This home combines comfort, style and functionality for today's modern family. Step inside to a bright and inviting living room with vaulted ceilings, which is seamlessly connected to the formal dining area. The kitchen features ample cabinetry and countertop space, along with a dining nook. Upstairs, the spacious primary bedroom includes a private three-piece ensuite, while two additional bedrooms and a full bath completes the upper level. The main level features a light filled sunken living room with wood burning fireplace and access to the generously sized deck. Nicely tucked away is a bedroom with shelving, 2 piece bathroom, and laundry area. The fully finished basement provides even more living space, a 2nd fireplace, 5th bedroom and a dedicated home office area - perfect for remote work or study. New shingles (class 4 hail resistant), new siding, new hot water tank, no Poly-B plumbing, and a paved alley! This home is within minutes to Carburn Park, known for it's pathway systems, lagoon, and outdoor skating rink. &nbsp;Riverbend School, Sherwood School, and Lord Beaverbrook High are also within minutes. Riverbend really does offer a perfect balance of peaceful residential living and unbeatable convenience! Enjoy quick access to the amenities of Quarry Park, transit, plus effortless commutes via Deerfoot Trail and Glenmore Trail. Book your private showing today!