



GRASSROOTS
REALTY GROUP

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180 Riverbrook Way SE
Calgary, Alberta

MLS # A2233306



\$759,000

Division:	Riverbend		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,059 sq.ft.	Age:	1987 (38 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Front Ya		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Marble, Stone	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: N/A

Welcome to this beautifully cared-for home in the heart of Riverbend, offering the perfect blend of comfort, location, and lifestyle. Backing directly onto green space with a scenic bike path and just a short stroll to Carburn Park, you'll enjoy fishing in the summer and skating in the winter – outdoor living at its finest! Step inside to discover a spacious and functional floorplan with vaulted ceilings and hardwood flooring throughout the main and upper levels. The large living and dining rooms feature charming wood paneling, ideal for entertaining or relaxing in timeless style. The kitchen is equipped with stainless steel appliances, a convenient serving bar, and a sunny dining nook with views of the backyard. Upstairs, the primary bedroom offers a private 4-piece ensuite and double closets, while two additional bedrooms and a 4-piece hall bath complete the upper floor. The walk-out third level boasts a generous family room with hardwood floors, a wood-burning fireplace with gas starter, and direct access to the backyard. A fourth bedroom (perfect as an office or flex space), laundry room, and access to the massive crawl space with 5'7" clearance provide incredible functionality and storage. The finished basement level adds two more recently completed bedrooms – great for a growing family or guests. Out back, enjoy a sunny south-facing deck with gas line for your BBQ, surrounded by mature trees for privacy. The oversized garage features a 9' door, natural gas heater, and tons of storage space for all your needs. Recent upgrades include new Hardie siding and shingles (2024) and central air conditioning, making this home truly move-in ready. A rare opportunity to own a property in this incredible location – homes like this don't come up often!

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