



GRASSROOTS
REALTY GROUP

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888 Riverbend Drive SE
Calgary, Alberta

MLS # A2253631



\$599,700

Division:	Riverbend		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,606 sq.ft.	Age:	1986 (39 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Landscaped, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island		

Inclusions: TV mount in basement

Open House Sunday Sep 7 from 1-3pm** Step inside this inviting home and you'll be greeted by large windows that fill the space with natural light and highlight the beautiful hardwood floors. The main level features a formal living room, a spacious dining area, and an updated kitchen complete with stainless steel appliances and a movable island—perfect for entertaining. The kitchen opens to the cozy family room, while the soaring two-storey living room showcases 16 ft. windows with views of the beautiful backyard. Upstairs, the primary suite impresses with vaulted ceilings and a 3-piece ensuite. You'll also find a versatile loft, two additional bedrooms, and a full bathroom. The fully developed basement offers even more living space with a large rec room, a fourth bedroom, and abundant storage. This home has been well maintained with thoughtful updates, including the removal of all Poly B plumbing, a new roof (2024), hot water tank (2023), and updated windows in the family room. The backyard is truly an extension of your living space. Set on a larger lot, it features two deck areas—a dining space off the kitchen that easily seats six and a lower-level lounge area. Enjoy evenings around the firepit, tend to your own garden, or watch the kids play in the charming playhouse. An oversized double garage completes the package. Enjoy the best of both nature and city living. Just a short walk to Carburn Park and the Bow River pathways, you'll also have everyday amenities—grocery stores, restaurants, and services—only minutes from your door.