



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

66 Riverside Circle SE
Calgary, Alberta

MLS # A2255380



\$799,900

Division:	Riverbend		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,875 sq.ft.	Age:	1990 (35 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Irregular Lot, Landscaped, Lawn, Treed, U		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: n/a

LOCATION LOCATION! This well finished family home is only steps away from beautiful Carburn Park and the Bow River. The main floor features a nice sized dining room and modern kitchen that opens up to a sunny nook and spacious living room with gas fireplace and built in cabinets. Many extras include an induction range, built-in oven, custom pantry, spice racks and tons of pot drawers. A good-sized office/bedroom and laundry round out the main level. Three bedrooms up, with a 3 pce ensuite, walk-in shower and a 4 pce main bath…both levels completely renovated with new paint, carpets, trim and baseboards. The lower level features a huge rec room with gas fireplace and 3pce bath. A/C, underground sprinkler system, heated garage, minutes from Quarry Park amenities, schools and easy access to Deerfoot and Glenmore Trails. Priced to sell, this one will not last.