



GRASSROOTS
REALTY GROUP

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124 Riverbrook Way SE
Calgary, Alberta

MLS # A2258906



\$497,000

Division:	Riverbend		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,172 sq.ft.	Age:	1986 (39 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Level, No Neig		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Jetted Tub, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: Shed

THIS IS THE ONE! Welcome to the best location in Riverbend. This immaculately maintained home has had the roof, windows, and siding replaced, and it backs onto the soccer fields and path system! Step through the front door and you're greeted by beautiful bay windows that flood the front room with natural light, perfect for plant lovers or anyone who loves a sunny space. The kitchen has plenty of working room and big windows overlooking the backyard and soccer fields, making it a bright and cheerful place to cook or hang out. Worried about space for the kids? No need! Three bedrooms make it a great fit for a young family, especially with several schools within walking distance. The large undeveloped basement is ready for your personal touch, set it up just the way you want. Book your showing before this home is SOLD!