



GRASSROOTS
REALTY GROUP

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114 Riverview Circle SE
Calgary, Alberta

MLS # A2267694



\$759,900

Division:	Riverbend		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,855 sq.ft.	Age:	1995 (30 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Greenbelt, Landscaped, Lawn, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Garden Shed

This beautifully upgraded home backs onto greenspace with a sunny south backyard and offers bungalow style living with bonus space for guests or family. As you enter, the main level features soaring vaulted ceilings in the living and dining rooms, refinished hardwood floors throughout, and an upgraded white kitchen with quartz countertops, eating bar, under-cabinet lighting, pull-out drawers, a pantry with organizers, and a newer white glass front Samsung Bespoke fridge with beverage center and induction stove (2023) plus the nook has extra storage. The family room with skylights and beautiful gas fireplace with tile surround provides direct access to the no-maintenance deck overlooking the greenspace. The primary bedroom on the main floor offers the ultimate convenience—no stairs required—and includes a walk-in closet, updated ensuite with new shower and soaker tub and heated floors. It also provides deck access. A main floor den/office, powder room and laundry room complete this ideal layout. Upstairs, the loft is perfect for a reading area or office and the additional bedroom with walk-in closet and ensuite make the perfect private space for older kids, guests, or extended family. The developed basement adds even more versatility with two additional bedrooms (one with a built-in Murphy bed), bathroom with shower, a spacious rec room with a gas fireplace, workout area with cork flooring and plenty of storage. Additional updates and features include: air conditioning, all Poly-B replaced, California shutters, new garage door (2023), newer furnace (2019), extra-wide driveway, gas BBQ line on the deck and backyard shed. This home truly combines the ease of one level living with the flexibility of additional space — a rare and truly special find in Riverbend! Ideally located on one of the community’s best streets, it

backs directly onto greenspace and is just a short walk to the Bow River pathways, Quarry Park amenities, and offers quick access to Glenmore Trail and Deerfoot- don't miss out on this great home!