



GRASSROOTS
REALTY GROUP

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9 Riverview Green SE Redcliff, Alberta

MLS # A2279559



\$560,000

| | | | |
|------------------|------------------------|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,497 sq.ft. | Age: | 2003 (23 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Yard, Cul-De-Sac | | |

| | | | |
|--------------------|---|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stucco | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Double Vanity, Kitchen Island, Open Floorplan, Vinyl Windows, Walk-In Closet(s) | | |

Inclusions: Fridge, Stove, Hood Fan, Dishwasher, washer, dryer, window coverings, TV Wall Mounts, Gazebo, Shed, Microwave, Installed Exterior Lights with Control, Door Bell Camera, Nest Thermostat

Welcome to the best neighbourhood in Redcliff! This fully developed 1,436 sq ft bi-level home is perfectly positioned on an oversized pie-shaped lot, with a beautiful green space out front and the golf course stretching out behind you. It truly feels like your own quiet oasis, with no busy streets in sight and nature surrounding you on both sides. Step inside to a bright, spacious kitchen that overlooks the backyard and golf course, so you can enjoy the view while you cook or entertain. The kitchen features a walk-in pantry, a central island, and a full package of newer stainless steel appliances. The large dining room flows seamlessly out to the deck and concrete patio, creating an ideal indoor-outdoor space for gatherings, barbecues, or simply relaxing and taking in the view. You will love the generous main floor laundry room, which offers plenty of extra storage and keeps everything organized and out of sight. The primary bedroom is a true retreat, with a great walk-in closet and private ensuite. It is set a few steps away from the additional two main floor bedrooms, giving you a little extra separation and privacy. The lower level is flooded with natural light from the huge windows and offers a welcoming family and games room complete with a cozy fireplace. There is also a dedicated office with glass doors, a fourth bedroom, and direct access to the attached garage. The finished double attached garage, along with an extended driveway, provides ample parking for guests or room for a recreational vehicle. Outside, the newly updated, low-maintenance exterior means you can spend more time enjoying your surroundings and less time on upkeep. Additional features include a large shed, a newer high-efficiency furnace, underground sprinklers, newer shingles, and a well cared for interior.

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