



**52 Riverwood Circle SE
Calgary, Alberta**

MLS # A2289840



\$670,000

Division:	Riverbend		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,910 sq.ft.	Age:	1991 (35 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Gazebo, Landscaped, Lawn, Level, Pie S		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	SR
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Skylight(s), Track Lighting, Vinyl Windows, Walk-In Closet(s)		

Inclusions: gazebo and cover, yard shed, irrigation system "as is", tv and bracket in living room and primary bedroom, fireplace screen

OPEN HOUSE MARCH 21 & 22 1:00-3:00 Welcome to this wonderful family home, safely tucked away in a QUIET corner with a beautifully landscaped yard! This UPGRADED home has 1,910 ft2 of developed living space including 4 BEDROOMS, ALL UPSTAIRS! As you enter the home, you are greeted by a spacious foyer that is flanked by an OFFICE/family room on one side and the laundry room and private powder room on the other. Rich NEW HARDWOOD FLOORING flows throughout the main level from the front door to the kitchen, dining area and living room. Perfect layout for entertaining and enjoying family time. The kitchen has STAINLESS STEEL gas stove, refrigerator and dishwasher and a large WALK IN PANTRY. The island has plenty of cupboards and counter space for preparing food and storing the appliances and extra dishes. The newly painted living room is flooded with natural light and fresh air from the NEW VENTING WINDOWS. The wood FIREPLACE with mantle comes with a gas log lighter. The dining area can accommodate a large family sized table and is conveniently located next to the door to back deck and BBQ area. Upstairs you will be thrilled to find 4 BEDROOMS. The primary suite is huge with an EXTENDED 9'6"x 8' room boasting a DOWNTOWN VIEW! This space is perfect for an exercise area, baby nursery or quiet space to enjoy a book. The bedroom will fit all your KING SIZED furniture and has a walk in closet and 4 piece ensuite with a jetted bathtub, shower, water closet and sink vanity. The other three bedrooms are all generous sizes with big /walk in closets and share a 4 piece bathroom. The unfinished basement is awaiting your development ideas, if you need extra finished space. This property has a large PRIVATE fenced, beautifully LANDSCAPED yard with flowers, trees, grass and a deck with a pergola that is

great in the summer and has a cover for use in the winter also! The wide paved alley behind the property provides a PRIVATE and QUIET backyard. The garden shed is perfect for storing your outdoor tools. Recent upgrades include; ALL POLY B HAS BEEN REPLACED WITH PEX PLUMBING - 2026, HOT WATER TANK - 2026, FURNACE SERVICE AND DUCT CLEAN - 2026, HARDWOOD FLOORING - 2026, DISHWASHER - 2025, FENCE - 2024, DECK - 2023, GAZEBO - 2023, ALL WINDOWS - 2023, ASPHALT SHINGLES - 2016, FURNACE - 2016, CULTURED STONE FRONT OF HOUSE - 2016.