



**280 Riverwood Circle SE  
Calgary, Alberta**

**MLS # A2293560**



**\$674,900**

<b>Division:</b>	Riverbend		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,040 sq.ft.	<b>Age:</b>	1991 (35 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Cul-De-Sac, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Chandelier, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

Welcome to this beautifully upgraded family home in the highly sought after community of Riverbend! With four bedrooms upstairs, a developed basement, and a low maintenance yard, this home offers the space and functionality that growing families are looking for. The main floor features a stunning kitchen renovation completed in 2016/2017 with modern cabinetry, granite countertops, and a stylish backsplash, creating a bright and functional space that is perfect for both everyday living and entertaining. Around the same time, the home was upgraded with all new triple pane windows, dramatically improving energy efficiency and year round comfort! This home has seen an impressive list of major mechanical and efficiency upgrades that provide real peace of mind for the next owners. Enjoy central air conditioning installed in 2019, a new furnace and humidifier in 2021, an insulation upgrade to R50 in 2023, a water softener installed in 2022, and a new hot water tank in 2024. The exterior has also been significantly improved with durable acrylic stucco completed in 2020, a new perimeter fence installed in 2021, and beautiful Gemstone exterior lighting added in 2021, giving the home incredible curb appeal and year round lighting options! Upstairs, the main bathroom was completely renovated in 2022 with a full gut renovation, delivering a fresh and modern space. The home is also within walking distance to schools, making it an ideal location for families who want convenience and a strong community feel. With so many major upgrades already completed, a fantastic layout with four bedrooms upstairs, and a location in one of Calgary's most established communities, this Riverbend home is truly move in ready!