



871 Riverbend Drive SE
Calgary, Alberta

MLS # A2293583



\$609,000

Division:	Riverbend		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,665 sq.ft.	Age:	1987 (39 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached, Parking Pad, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Many Tr		

Heating:	Fireplace(s), Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), High Ceilings, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Shed, Firepit

Welcome to this thoughtfully designed 4-level split situated on a desirable corner lot in central-southeast Riverbend! Offering a family focused layout with defined living quarters, this home provides both comfort and practicality for everyday living. The main floor features a stunning dining area positioned between a bright and inviting formal living room and a functional kitchen which overlooks the backyard....perfect for watching the children while you prepare dinner! The sunken family room is adorned by a wood burning fireplace and sliding screen doors with direct access to the sprawling backyard. Just off the family room is a 3-piece bathroom and a boot room with built-ins and space for lots of outerwear. The upstairs features three bedrooms and a large 4-piece bathroom. The basement welcomes both play and comfort-a versatile space for your families needs. The lower level is completed with an office/guest room, a spacious laundry room and a huge crawl space ideal for seasonal storage. The massive backyard is an extension of family living, perfect for family sports nights and/or entertaining large groups for summer barbecues! The tiered deck with built in benches is the ultimate space for campfires and sharing memories. Mature fruit and shade trees create a peaceful, park-like setting while offering privacy and charm! Completing the yard is a parking pad, perfect for those with an RV or trailer. Upgrades to the home include a new garage door, a re-designed and expanded front porch, newer windows in basement, formal living room, bathroom & bedrooms, newer paint, newer hotwater tank, a google nest doorbell & thermostat, and a newer upstairs bathtub. This home is just a short walk away from the ponds, pathways and wildlife at Carburn Park and the Bow River. With easy access to both Deerfoot and Glenmore trail, you are central to any

and all parts of Calgary. A truly spectacular home positioned in an unbeatable location!