



**92 Riverbrook Place SE
Calgary, Alberta**

MLS # A2299259



\$475,000

Division:	Riverbend		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,119 sq.ft.	Age:	1983 (43 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: The home features two sets of washer and dryer—one located in the basement and an additional stackable set in one of the bedrooms. The second set can be removed at the buyer’s request. The rear door is currently equipped with a doggy door; if preferred, it will be replaced with a standard exterior door prior to possession.

WELCOME TO 92 RIVERBROOK PLACE SE, a WELL-MAINTAINED TWO-STOREY HOME tucked away on a QUIET CUL-DE-SAC in the highly sought after community of Riverbend. With NO BUSY ROADWAYS NEARBY, this is a location where you can truly enjoy PEACE, PRIVACY, and CONVENIENCE. This home offers 1,118 SQ FT OF ABOVE-GRADE LIVING SPACE, plus an additional 260 SQ FT IN THE BASEMENT REC ROOM, for a TOTAL OF 1,378.67 SQ FT OF DEVELOPED LIVING SPACE. Featuring 3 BEDROOMS and 1.5 BATHROOMS, this home is move in ready with room to grow. The main floor features LVP FLOORING and a BEAUTIFUL KITCHEN designed for both everyday living and entertaining. You’ll appreciate thoughtful touches like a CARBON WATER FILTRATION SYSTEM (KITCHEN), DUAL GAS/ELECTRIC STOVE HOOKUPS, PULL OUT CABINETS, and easy access to the backyard—perfect for summer BBQs. UPSTAIRS offers THREE COMFORTABLE BEDROOMS and a 4-PIECE BATHROOM, with the TUB/SHOWER UPDATED (2015). The PARTIALLY DEVELOPED BASEMENT adds flexibility, complete with a NEWER WINDOW (2023) and BATHROOM ROUGH-IN—making future development simple and cost-effective. This home has seen KEY UPGRADES INCLUDING: FURNACE(2017), ASPHALT SHINGLES (2015), AIR CONDITIONING (2021), and a TANKLESS HOT WATER SYSTEM (2025). Additional features include a WATER SOFTENER, GOOGLE NEST THERMOSTAT, and importantly—NO POLY B PLUMBING. Step outside to a SPACIOUS BACKYARD featuring a LARGE DECK, BBQ GAS LINE, SHED, and a CONVENIENT DOG RUN—ideal for both relaxing and practical everyday living. There’s also an

ABOVE-GROUND SPRINKLER SYSTEM ON A TIMER (ATTACHED TO THE FENCE) to keep things looking alive with minimal effort. Out front, the EXTENDED CONCRETE DRIVEWAY easily accommodates TWO VEHICLES, adding to the home's overall functionality. Whether you're enjoying a quiet evening on the deck, taking a walk along nearby pathways, or simply appreciating the calm of a cul-de-sac setting, this home offers a lifestyle that is comfortable and easy to enjoy.