



**199 Riverside Close SE
Calgary, Alberta**

MLS # A2142121



\$775,000

Division:	Riverbend		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,721 sq.ft.	Age:	1989 (35 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Lawn, Low Maintenance Landscape, Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Cork, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-C1
Foundation:	Wood	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Storage, Vinyl Windows		

Inclusions: N/A

Welcome to one of the best-kept homes in Riverbend! From the moment you pull up to this immaculate property, you'll be amazed by the pride of ownership, evident in the new roof and windows. As you enter, the high ceilings and abundant natural light create a bright and airy atmosphere. The front sitting room overlooks the meticulously maintained yard, and the formal dining room can accommodate any size table, perfect for entertaining. The kitchen is flooded with natural light and features a beautiful Duradek deck, ideal for outdoor dining. Upstairs, you'll find three oversized bedrooms, perfect for families of any size. The impressive master ensuite boasts a massive walk-in shower, and an additional 4-piece bathroom ensures no more fighting over bathroom space! The third floor continues the theme of natural light, with an inviting family room complete with a cozy fireplace, perfect for relaxing evenings. Need a home office or an extra bedroom? The basement has you covered with an additional bedroom and a recreation room, perfect for a large couch and TV. Plus, there's plenty of storage space in the basement, and did we mention NO POLY-B plumbing? The large backyard is a true oasis, featuring a fire pit area and a putting green, perfect for outdoor activities and entertaining. Book your showing today, as this home won't last long!