



GRASSROOTS
REALTY GROUP

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744 Riverbend Drive SE
Calgary, Alberta

MLS # A2152673



\$650,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Riverbend | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split | | |
| Size: | 1,659 sq.ft. | Age: | 1988 (36 yrs old) |
| Beds: | 5 | Baths: | 2 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot | | |

| | | | |
|--------------------|---------------------------------|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Brick, Vinyl Siding, Wood Frame | Zoning: | R-C2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Vinyl Windows | | |

Inclusions: Storage Shed

Welcome to 744 Riverbend Drive SE. This 1660 sq/ft home is located across the street from an off-leash park and steps away from the Bow River Pathway at Carburn Park. This upgraded 5-bedroom home features hardwood floors throughout the main level, new windows in 2022, a new roof and premium vinyl siding this year. The bright living room overlooks a wonderful city park. Next to the convenient dining area is the spacious kitchen with stainless steel appliances and a pantry. The upper level contains three bedrooms including the large primary bedroom with a pocket door leading to a big 4-piece bathroom. The lower level has a flex room that can function as a 4th bedroom or a handy den. Completing the lower level is a 4-piece bathroom and a comfortable family room with patio doors leading to the well-maintained back yard and private deck. The basement has the 5th bedroom, a recreation room and a decent size laundry room. Additional great features of this property are the 25' x 20' garage, paved back lane, and RV parking. This lovingly cared for home is a must see.