



31 Riverside Way SE
Calgary, Alberta

MLS # A2160983



\$764,500

Division:	Riverbend		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,750 sq.ft.	Age:	1989 (35 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In, Lawn, Landscaped, Street Lighting, Open Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Vinyl Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, High Ceilings, Recessed Lighting, Vinyl Windows		

Inclusions: Wine Glass Cabinet in the Dining Room, 2x Storage Units in the Utility Room, Wine Fridge in the Media Room, TV Stand & Backing W/ TV Wall Mount in the Media Room

This is it! Large Pie Lot, New Exterior Vinyl Siding/Roof Maintenance, Family Friendly Layout, 2 Year Old Furnace - A/C Unit & Steps to the Bow River & Carburn Park! This charming 4 Level Split is conveniently located near schools, Rivebend Centre & is very close to the serene walking paths of the Bow River & Carburn Park. Need to bomb around the City or favourably rip around? Jump onto Glenmore Trail, Deerfoot or Stoney within minutes. This home is stationed on a incredible pie shaped lot, which size & exclusiveness can only be appreciated in person. Be pleased by a massive wrap around deck (with a pull out awning), a private fire pit area, a dog run & a grassy green lawn to appreciate. This home has been well taken care of & blends modern comforts with the tranquility of nature. The open concept 4 level split has a family friendly layout & bestows a modern feel when viewing. The vaulted ceiling in the living room, including the sight lines from the dining room through to the designated kitchen area, makes the space feel open & bonded all at the same time. The kitchen contributes plenty of countertop space, offers access to the tier 3 deck to the backyard & the beautiful wood cabinetry presents a vast amount of desired storage. On the upper level you have your conventional primary bedroom with 2 secondary bedrooms. This primary bedroom can easily entertain a king size bed & has a great view of the back yard. The 2 secondary bedrooms are ample size & can be utilized in many ways. On level 3 you will appreciate an updated gas fire place area with a ship lap inspired design. This area is noteworthy for relaxing with family & friends, while the rooms adjacent enhance the space & help define the area in the form of a 4 piece bathroom (with a well suited jacuzzi tub), a large office/den/4th bedroom & access to the backyard. Are you a movie lover? Stroll to the

basement where you will discover a one of a kind theatre room that is perfect for your favourite movies or for watching the big game! This room has also functioned as another bedroom when guests have stayed over. Notable details regarding the property: All new vinyl siding, The roof is 5 years old with a recent maintenance being completed, the Furnace & A/C unit are 2 years old + much more. This property is a rare opportunity to embrace the beauty of nature while enjoying the modern comforts. Come view this must see home & envision life amidst the stunning surroundings of Riverbend!