



GRASSROOTS
REALTY GROUP

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47 Riverbend Gate SE
Calgary, Alberta

MLS # A2209497



\$549,900

Division:	Riverbend		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,262 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Storage, Vaulted Ceiling(s)		

Inclusions: garage door opener and 2 remotes, all window coverings

This spacious 4-level split offers over 2,400 sq ft of developed living space, providing plenty of room for the whole family. The main level features vaulted ceilings throughout, a bright front living room and dining area and kitchen with eating area and pantry. Upstairs, the primary bedroom is spacious and has double closets and an ensuite with shower. Two additional bedrooms, both with good-sized closets and a full bathroom complete this level. The third level is large and inviting, featuring a separate door with walk-up access to the backyard, big windows and a cozy gas fireplace with a classic brick surround. This level also includes the laundry and a 3rd full bathroom. The fourth level includes a fourth bedroom, a large flex room, and plenty of storage. The furnace and roof were updated in 2015. Outside enjoy the sunny south-facing backyard, a newer deck, and a double detached garage with access from a paved back alley. This great family home is located close to playgrounds, elementary schools and just a short walk to Carburn Park and it also offers easy access to transit and nearby amenities. Don't miss out on this opportunity to make this home yours!