



GRASSROOTS
REALTY GROUP

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108 Riverwood Close SE
Calgary, Alberta

MLS # A2212815



\$600,000

Division:	Riverbend		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,809 sq.ft.	Age:	1990 (35 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Skylight(s), Storage, Walk-In Closet(s)		

Inclusions: Firepit, Shed

3 BEDROOMS | 3 1/2 BATHROOMS | 2-STOREY HOME | OVER 2,600 SQFT OF LIVING SPACE | DOUBLE ATTACHED GARAGE | FINISHED BASEMENT | PAVED BACK ALLEY | Welcome to this exceptional 2-storey home in the desirable neighbourhood of Riverbend, offering over 2,600 sqft of living space with 3 spacious bedrooms and 3 1/2 bathrooms. The main floor features a bright and welcoming family room with a cozy brick facing, wood-burning fireplace, perfect for relaxing or entertaining. The well-designed kitchen includes a large island, corner pantry, and a spacious dining area with access to the west-facing backyard. The main floor also includes a front room that can be used as a formal dining room or living room with a large front window and pass through to the living room, as well as a laundry room and powder room. As you make your way upstairs, you'll find a spacious master bedroom with a private retreat area, walk-in closet, and 4-piece ensuite with jetted tub. Two additional bedrooms, each with walk-in closets, share a 4-piece bathroom. An open den completes the upper level, offering additional flexible living space. The fully developed basement includes a recreation room, a 3-piece bathroom, and storage room, providing even more room for family activities. Outside, the landscaped backyard offers a covered deck and lower stone patio, perfect for outdoor living. The front yard features a charming veranda, adding to the curb appeal. Located on a quiet street, with a double attached garage, this home is just minutes from Quarry Park, Carburn Park, and transportation options. With a fire hydrant across the street, backing onto a wide paved alley and within walking distance to two elementary schools, this home is perfectly positioned. Book your showing today!

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