

66 Riverside Circle SE
Calgary, Alberta

MLS # A2255380



\$799,900

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|-----------|--|--------|-------------------|
| Division: | Riverbend | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,875 sq.ft. | Age: | 1990 (35 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Concrete Driveway, Double Garage Attached, Heated Garage | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Yard, Corner Lot, Front Yard, Irregular Lot, Landscaped, Lawn, Treed, U | | |

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|-------------|---|------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stone, Stucco, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Granite Counters, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s) | | |

Inclusions: n/a

LOCATION LOCATION! This well finished family home is only steps away from beautiful Carburn Park and the Bow River. The main floor features a nice sized dining room and modern kitchen that opens up to a sunny nook and spacious living room with gas fireplace and built in cabinets. Many extras include an induction range, built-in oven, custom pantry, spice racks and tons of pot drawers. A good-sized office/bedroom and laundry round out the main level. Three bedrooms up, with a 3 pce ensuite, walk-in shower and a 4 pce main bath…both levels completely renovated with new paint, carpets, trim and baseboards. The lower level features a huge rec room with gas fireplace and 3pce bath. A/C, underground sprinkler system, heated garage, minutes from Quarry Park amenities, schools and easy access to Deerfoot and Glenmore Trails. Priced to sell, this one will not last.