

151 Riverview Circle SE
Calgary, Alberta

MLS # A2167194



\$699,900

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|------------------|---|---------------|-------------------|
| Division: | Riverbend | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,739 sq.ft. | Age: | 1994 (30 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard, Landscaped, Rectangular Lot, Treed | | |

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|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-C1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Kitchen Island, Vaulted Ceiling(s) | | |

Inclusions: electric fireplace, vaccuum and attachments, laundry cabinets, rain barrel, murphy bed

Open house Sunday Sept 22 from 3-5pm. Incredible location, on one of the nicest streets in Riverbend. This immaculate home is just steps away from scenic walking paths and lush greenspaces along the river. The access to Carburn Park and Fish Creek is unparalleled, making it a nature lover's dream. Lovingly maintained and updated, this residence boasts a fantastic backyard filled with mature trees and perennials, offering a serene environment. The maintenance-free deck and lower patio provide ample space for outdoor relaxation, while a charming shed adds to the functionality of the yard, ensuring plenty of privacy. Upon entering, you will be greeted by vaulted ceilings and newer vinyl plank flooring that enhances the home's spacious feel. The warm, welcoming paint colors and decor create an inviting atmosphere throughout. The kitchen features resurfaced countertops and stainless steel appliances, making it both stylish and practical. Adjacent to the kitchen is a large family room complete with a gas fireplace, perfect for cozy evenings. Conveniently, laundry facilities are also located on the main level. Upstairs, the bedrooms are generously sized, with the master suite offering a walk-in closet and an updated ensuite bathroom featuring a separate tub and shower. The fully finished basement includes a fourth bedroom with murphy bed and a large recreation room, adding valuable living space to this already impressive home. This property is truly move-in ready with numerous updates, including the complete replacement of Poly B plumbing. There's nothing left to do but enjoy your new home!