

772 Riverbend Drive SE
Calgary, Alberta

MLS # A2217492



\$639,900

Division:	Riverbend		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,726 sq.ft.	Age:	1988 (37 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Crawl Space, Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Closet Organizers, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)		
Inclusions:	None		

*** OPEN HOUSE SUNDAY MAY 4, 2-4:30PM*** Welcome to this meticulously maintained five-bedroom home in the heart of West Riverbend, perfectly situated across from a scenic park! Offering over 2700 ft2 of thoughtfully designed living space. This home combines comfort, style and functionality for today's modern family. Step inside to a bright and inviting living room with vaulted ceilings, which is seamlessly connected to the formal dining area. The kitchen features ample cabinetry and countertop space, along with a dining nook. Upstairs, the spacious primary bedroom includes a private three-piece ensuite, while two additional bedrooms and a full bath completes the upper level. The main level features a light filled sunken living room with wood burning fireplace and access to the generously sized deck. Nicely tucked away is a bedroom with shelving, 2 piece bathroom, and laundry area. The fully finished basement provides even more living space, a 2nd fireplace, 5th bedroom and a dedicated home office area - perfect for remote work or study. New shingles (class 4 hail resistant), new siding, new hot water tank and no Poly-B plumbing! This home is within minutes to Carburn Park, known for it's pathway systems, lagoon, and outdoor skating rink. Riverbend School, Sherwood School, and Lord Beaverbrook High are also within minutes. Riverbend really does offer a perfect balance of peaceful residential living and unbeatable convenience! Enjoy quick access to the amenities of Quarry Park, transit, plus effortless commutes via Deerfoot Trail and Glenmore Trail. Book your private showing today!