

73 Riverwood Crescent SE
Calgary, Alberta

MLS # A2166431



\$679,900

Division:	Riverbend		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,715 sq.ft.	Age:	1992 (32 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces F		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Lawn, Gentle Sloping, Landscaped, Recta		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows		

Inclusions: 2 Storage Sheds (backyard and sideyard)

Exceptional 1714 sqft two storey 3 bedroom family home in the popular community of Riverbend! Spacious & open floor plan in modern neutral colours throughout. Beautiful kitchen with sleek Corian countertops, tile backsplash, stainless steel appliances and corner pantry. The living room features a Rundle stone faced wood burning fireplace and hardwood floors. Convenient main floor laundry room with newer washer and dryer (2022). All windows have been replaced from the originals. Step upstairs to a functional bonus room that can be used in a multitude of ways. The expansive primary bedroom has 2 closets and a 3 piece ensuite. 2 additional large bedrooms and 4 piece bathroom complete the upper floor. Head downstairs to the massive recreation room with built in cabinet, electric fireplace and roughed in speakers for your home theatre. There is also a den that has been previously used as a bedroom, a 3 piece bathroom and utility room that adds a storage space. The furnace was replaced with a high efficiency model in 2011 and the hot water tank is 5 years old. Double attached garage with newer opener and belt (2022). Host BBQs for family and friends on the sizeable deck in your private backyard! 2 storage sheds are included. Paved back alley. Parks, walking paths, schools, shopping and restaurants are all nearby! Call your realtor today to view this remarkable property!