

88 Riverbrook Place
Calgary, Alberta

MLS # A2180881



\$549,900

Division:	Riverbend		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,133 sq.ft.	Age:	1983 (41 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Faces Rear, Heated Garage, Insulated		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Beach, Cul-De-Sac, Low Maintenance Landscape, La		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Laminate Counters, No Smoking Home, Open Floorplan		

Inclusions: n/a

Welcome to this charming family home nestled in a peaceful cul-de-sac in the highly desirable Riverbend neighborhood of Calgary. This beautifully maintained home offers 3 bedrooms, and a fully finished basement, providing plenty of space for your family. With a detached double garage, this property is perfect for those seeking comfort and convenience. The main floor features a bright and inviting living room with a hardwood flooring that flows seamlessly into the dining area, ideal for family gatherings and entertaining. The well-equipped kitchen has ample counter space, and plenty of cabinetry for all your storage needs. A convenient 2-piece bathroom completes the main level. Upstairs, you'll find three bedrooms, including a master retreat with access to the shared full bathroom. The additional two bedrooms are perfect for children, guests, or a home office. The fully finished basement includes an additional full bathroom and offers extra living space that can suit your needs — whether as a rec room, home theater, or play area. Recent updates include a brand-new furnace, installed in November 2023, ensuring energy efficiency and comfort throughout the home. Outside, enjoy the benefits of a large, low maintenance, fully fenced yard and a detached fully finished heated double garage, providing both parking and additional storage space. Plus there is also an extra RV space, which can serve as additional parking. Located in a quiet cul-de-sac, this home is in a family-friendly community with nearby parks, schools, shopping, and excellent transportation options. A perfect place to call home!