

105 Riverview Court SE Calgary, Alberta

MLS # A2333017



\$685,000

Division:	Riverbend		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,732 sq.ft.	Age:	1989 (37 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Landscaped, Lawn, Level, Many Trees, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: Air conditioning unit, Window Coverings

Welcome to this stunning, 4 level split home that is just steps away from CARBUN PARK, one of Calgary's most beautiful parks where you can fish, canoe, bike, hike, walk the dog or just relax and have a cookout with the family. This home sits on an oversized, corner lot that is manicured and landscaped to create a serene outdoor space and curb appeal. This 3 bedroom, 2.5 bathroom home truly has it all. As you enter the home you are greeted with high ceilings, an open floor plan and many upgrades. Your formal dining room and sitting area bring you in to this warm and inviting home. Your kitchen is spacious with a great amount of counter space, cupboards, drawers, quartz countertops, stainless steel appliances, a breakfast nook and overlooks your backyard and lower living room. The living room features a gas fireplace for those cold winter nights and is large enough for entertaining or for quiet nights at home with the family. The upper level gives you 2 good size bedrooms, a 4 piece bathroom and primary retreat with BRAND NEW spa inspired ensuite with a beautiful walk-in shower, heated floors, and a gorgeous vanity. The lower level is fully completed and offers you great space for an entertainment room or home office. Your north facing back yard is well landscaped with quaint gardens, trees and well kept grass. This home is right next Caribun Park, close to schools, shopping and main routes to get around the city. Do not miss out on this opportunity to make this fantastic property your new home.