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225 Riverwood Close SE
Calgary, Alberta

MLS # A2352505

$725,000

Division:	Riverbend		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,749 sq.ft.	**Age:**	1991 (35 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Interior Lot, Landscaped, Lawn, L		

Heating:	Central, High Efficiency, Forced Air, Humidity Control, Natural Gas, See Remarks	**Water:**	-
Floors:	Ceramic Tile, Laminate, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Cement Fiber Board, Concrete, Stone, Vinyl Siding, Wood Frame	**Zoning:**	R-C2
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, Chandelier, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)		
Inclusions:	Freezer in the Basement, Central Vacuum		

Discover the perfect blend of SPACE, COMFORT, AND LOCATION in this EXTENSIVELY UPGRADED family home on a QUIET CUL-DE-SAC in the sought-after community of RIVERBEND. Enjoy easy access to schools, parks, playgrounds, shopping, Quarry Park, the BOW RIVER PATHWAY, Deerfoot Trail, and Glenmore Trail, with the NEAREST COSTCO LESS THAN A 10-MINUTE DRIVE AWAY. Offering OVER 2,500 SQ. FT. OF DEVELOPED LIVING SPACE, this home features 4 BEDROOMS, 3.5 BATHROOMS, and a functional layout ideal for growing families. The main floor showcases upgraded LUXURY VINYL PLANK FLOORING, a COZY WOOD-BURNING FIREPLACE, and a versatile FORMAL DINING ROOM OR FLEX SPACE. The stunning FULLY RENOVATED CHEF-INSPIRED KITCHEN features CEILING-HEIGHT CABINETRY, 1-INCH QUARTZ COUNTERTOPS, a WATERFALL ISLAND, QUARTZ SLAB BACKSPLASH, STAINLESS STEEL APPLIANCES, and a dedicated COFFEE STATION WITH BAR SINK AND RO WATER TAP. The spacious family living area, main-floor laundry, and powder room complete this level. Upstairs offers a spacious PRIMARY RETREAT with WALK-IN CLOSET AND ENSUITE FEATURING A JACUZZI TUB, plus three additional bedrooms and a full bathroom. The FULLY DEVELOPED BASEMENT adds a recreation room, fourth bedroom, full bathroom, and storage space. Enjoy the FULLY FENCED AND LANDSCAPED BACKYARD with a NEW DECK, SIDE PAVING STONES, and an INSULATED GARAGE. EXTENSIVE RECENT UPGRADES include a NEW CLASS 4 SHINGLE ROOF (2025), EAVESTROUGHS AND DOWNSPOUTS (2025), HARDIE BOARD AND VINYL SIDING, STONE EXTERIOR ACCENTS, TRIPLE-PANE WINDOWS, HIGH-EFFICIENCY FURNACE,

CENTRAL A/C, WHOLE-HOME HUMIDIFIER, HOT WATER TANK, CULLIGAN WATER FILTRATION, RO SYSTEM, UPDATED LIGHTING, ACCENT WALL, BUILT-IN WALK-IN CLOSET, TOWEL WARMER, LED BATHROOM MIRRORS, NEW APPLIANCES, GARAGE DOOR OPENER, AND FULLY OWNED SECURITY CAMERAS. A FANTASTIC OPPORTUNITY TO OWN AN EXTENSIVELY UPGRADED FAMILY HOME IN RIVERBEND!

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