

\$750,000 - 246 Riverview Park Se, Calgary

MLS® #A2156301

\$750,000

3 Bedroom, 2.00 Bathroom, 1,710 sqft

Residential on 0.11 Acres

Riverbend, Calgary, Alberta

This incredible two-storey single-family home, built by Morrison Homes, effortlessly blends comfort and style. Boasting 3 bedrooms, a main-level den/office, and over 2,500 sqft of total living space, this home is sure to impress! Upon entering, you'll be greeted in the warm and inviting foyer. Just off the main entrance, the office/den features a custom built-in bookshelves and a large bay window that fills the room with tons of natural light, creating the perfect at-home workspace. The formal dining room, is great for hosting dinner parties, which leads to a beautiful chef's kitchen with extended ceiling-height cabinets, high-end stainless steel appliances, a gas range, and granite countertops. The living room features a gas-burning fireplace, custom built-ins, and large windows that overlook the south-facing backyard.

Upstairs, you'll find three good sized bedrooms. The primary bedroom easily accommodates a king-size bed and features a large walk-in closet. The spacious, 4-piece bathroom is a luxurious retreat, boasting his and her sinks and an oversized walk-in shower.

The basement offers a spacious family/entertainment room with a full custom-built bar and wine wall. Discover a secret door along the wall that leads to a hidden room – a great space for a hobby/games room.

Step outside to enjoy a two-tier patio, complete with a gas line for your BBQ and a



hot tubâ€”a great oasis to unwind after a long day. Backing onto green space with no neighbours behind, you are just steps from Riverbend School, Riverbend Community Centre, and the Bow River pathway system. Enjoy a leisurely walk to Carburn Park and Sue Higgins Park, and take advantage of nearby amenities at Deerfoot Meadows and Quarry Park for all your shopping, dining, and service needs.

Donâ€™t miss out on make this place home - Come see all that this extraordinary home has to offer!

Built in 1992

Essential Information

MLS® #	A2156301
Price	\$750,000
Sold Price	\$750,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,710
Acres	0.11
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	246 Riverview Park Se
Subdivision	Riverbend
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 3Z9

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Faces Front

Interior

Interior Features	Bar, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Storage, Vinyl Windows
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Humidifier, Microwave, Range Hood, Refrigerator, Washer, Water Softener
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Garden, Rain Gutters
Lot Description	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Garden, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Concrete, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 9th, 2024
Date Sold	August 24th, 2024
Days on Market	15
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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