

\$674,999 - 60 Riverbirch Court Se, Calgary

MLS® #A2170173

\$674,999

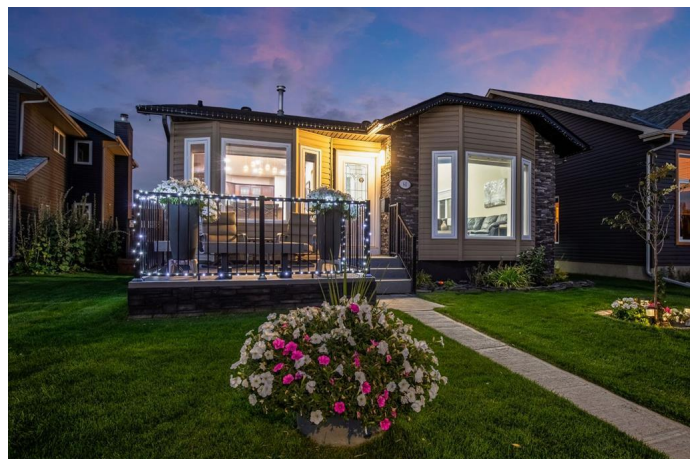
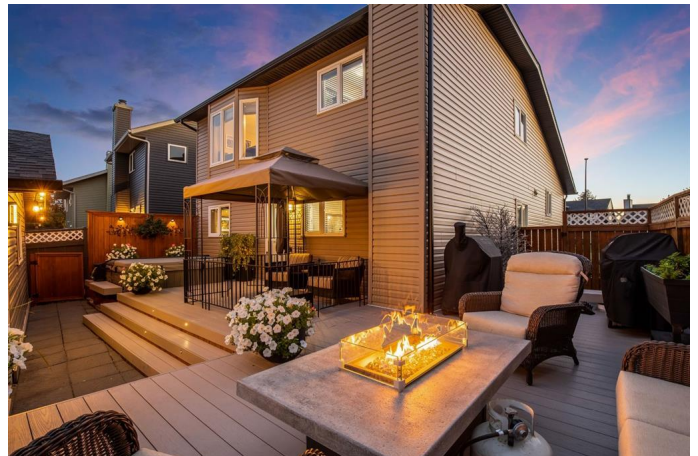
4 Bedroom, 3.00 Bathroom, 1,805 sqft

Residential on 0.10 Acres

Riverbend, Calgary, Alberta

A Family-Friendly Gem in Riverbend! Nestled in a quiet family friendly cul-de-sac in the heart of Riverbend, this beautifully updated and fully finished 4 bedroom, 2.5 bathroom detached home is perfect for families. From the moment you arrive, the pride of ownership is evident, with meticulously maintained landscaping and a charming west-facing front deck, perfect for soaking up the evening sun. Step inside to discover a warm and welcoming main level, boasting vaulted ceilings, fresh paint, and new carpets. The centerpiece is a dream kitchen, featuring stainless steel appliances, granite countertops, and abundant cabinetry, offering plenty of space for culinary creations and family gatherings. The adjoining dining area provides ample room for special meals, while the bright and inviting living room, with its west-facing bay windows, is perfect for relaxation. Upstairs, you'll find the spacious primary bedroom complete with a private 4-piece ensuite. Two additional bedrooms on this level ensure there's room for the whole family. The walkout third level is ideal for hosting family and friends. Gather around the cozy corner fireplace or take care of daily chores with ease in the large laundry room. This level also features a versatile fourth bedroom, perfect for guests or a home office.

Head down to the fully finished basement, a space designed for entertainment. Enjoy the wet bar and expansive recreation area, perfect for movie nights, game days, or hosting



parties. The 20-amp electrical setup even allows for a future sauna addition if desired! Outside, the backyard is a private oasis. Unwind on the maintenance-free deck, relax in your hot tub (new cover in 2023, with pumps replaced 5 years ago), or enjoy the tranquility of your fish pond, home to six fish for over a decade. The fully fenced yard ensures privacy and safety, and the double detached garage keeps your vehicles protected year-round. Recent Updates Include: New roof (2023), Windows, doors, and siding (2009), Central air conditioning (2013), Furnace (2006), Hot water tank (2020), Interior renovations (2009), Deck (2009), Updated Stainless Steel Appliances (2022), Microwave (2015) and Water softener (2017). Don't miss this incredible opportunity to own a stunning family home in one of Calgary's most desirable communities. Call today to schedule your private viewing!

Built in 1988

Essential Information

MLS® #	A2170173
Price	\$674,999
Sold Price	\$674,999
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,805
Acres	0.10
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	60 Riverbirch Court Se
Subdivision	Riverbend
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 3M8

Amenities

Parking Spaces	2
Parking	Off Street, Double Garage Detached

Interior

Interior Features	Granite Counters, Laminate Counters, Vinyl Windows, Bar, Breakfast Bar, Ceiling Fan(s), Separate Entrance, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Electric Stove
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning, Brick Facing, Family Room
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior Features	Lighting
Lot Description	Back Lane, Back Yard, Landscaped, Cul-De-Sac, Irregular Lot, Lawn, Level, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 21st, 2024
Date Sold	December 11th, 2024
Days on Market	20
Zoning	R-CG
HOA Fees	0.00

Listing Details

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