



# 131 Riverside Way Calgary Alberta

\$634,900

Nestled beside the river & pathways, this home boasts a brand-new white kitchen with quartz countertops, tile backsplash, and sleek black appliances, including a granite sink. An adjacent pantry and inviting dining area leads to a spacious maintenance free dura-deck with views of the river and park. The family room features a gas fireplace and plenty of windows. The formal living room has a vaulted ceiling, and the dining room includes a built-in china cabinet for convenient storage. Adding to the convenience, the main floor includes laundry and the powder room. The upper-level features new flooring throughout (2022), and a huge primary bedroom, complete with a walk-in closet and ensuite bathroom, featuring a corner jacuzzi tub, double sinks, and a separate shower. Two more generously sized bedrooms and an updated main bathroom, complete with a deep soaker tub, are also found on this level. The versatile walkout basement has the potential to function as a mother-in-law suite or rental space with City approval. It has large windows and features a good-sized kitchen with an island with seating, lots of cupboard and counter space, a comfortable family room and bedroom with ensuite bathroom. Additional upgrades to this home include granite in the powder room and ensuite, new security system in 2023, central air conditioning and furnace in 2019, hot water tank, baseboards and casings throughout. Poly B was replaced in June 2023 and most of the plugs and switches have been updated. The outside has also been well maintained with new siding in 2023, new shingles in December 2023, a new garage door in 2022 and some newer windows, including a triple pane front window in 2022 and entry doors in 2023. Conveniently located close to Carburn Park, schools, shopping, the amenities of Quarry Park and offers easy access to Downtown. Don't miss out! (id:6769)

Living room 10.50 Ft x 18.08 Ft

Dining room 10.67 Ft x 9.08 Ft

Kitchen 13.00 Ft x 9.00 Ft

Bedroom 13.00 Ft x 12.17 Ft

4pc Bathroom Measurements not available

Living room 12.92 Ft x 12.00 Ft

Family room 10.42 Ft x 20.42 Ft

2pc Bathroom Measurements not available

Laundry room 5.08 Ft x 5.75 Ft

Primary Bedroom 17.00 Ft x 12.00 Ft

5pc Bathroom Measurements not available

Bedroom 10.83 Ft x 10.58 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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See

Mirror

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca

Dining room 6.92 Ft x 14.08 Ft

Kitchen 8.00 Ft x 9.92 Ft

Bedroom 11.75 Ft x 10.00 Ft

4pc Bathroom Measurements not available