# 110 Riverview Park Calgary Alberta

## $999,000

ONE OF A KIND LOCATION backing on to the Bow River and Carburn Park on a HUGE pie lot. A home like this rarely comes on the market! This 3/1 bedroom and 3.5 bathroom 2052 sq ft updated home has so much to offer: FOUR CAR heated/vented/220V attached garage with room for all your cars and toys. Renovated 5 pc spa like en-suite, main bath and 1/2 bathrooms. 50 year rubber roof, open kitchen with two tone cabinets, granite countertops, island, SS appliances, walk-in pantry and access to upper deck (gas BBQ line) with VIEWS of the park. Soaring vaulted ceilings in the living and dining room with laminate floors (over hardwood in foyer, hallway, kitchen), newer carpets, newer hot water tanks, main floor office and laundry room. All the poly B poly plumbing has been upgraded to PEX. The fully finished WALK OUT basement leads to a mahogany hard wood deck and HUGE West yard. GOOGLE HOME controls underground sprinklers, heating and air conditioning, master bedroom blinds, leak detectors, cameras and door locks . This home has a massive rainwater storage dry well that can be used to water the yard without city water. Don't miss out on this lovely home located across the pedestrian bridge from Sue Higgins dog park. (id:6769)

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| Primary Bedroom 14.33 Ft x 16.92 Ft | Furnace 12.83 Ft x 11.58 Ft |
| Bedroom 8.83 Ft x 13.83 Ft | Kitchen 16.00 Ft x 16.75 Ft |
| Bedroom 8.50 Ft x 14.75 Ft | Living room 9.92 Ft x 15.42 Ft |
| 3pc Bathroom 7.75 Ft x 6.42 Ft | Family room 16.83 Ft x 12.75 Ft |
| 5pc Bathroom 9.33 Ft x 11.17 Ft | Dining room 12.50 Ft x 6.92 Ft |
| Recreational, Games room 16.08 Ft x 27.25 Ft | Office 10.25 Ft x 8.83 Ft |
| Bedroom 13.42 Ft x 10.08 Ft | Laundry room 10.25 Ft x 8.50 Ft |
| 4pc Bathroom 4.92 Ft x 9.50 Ft | 2pc Bathroom 5.00 Ft x 5.00 Ft |
| Storage 9.08 Ft x 6.42 Ft | |

Listing Presented By:

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