



## 217 Riverwood Close Calgary Alberta

\$649,900

Welcome to Riverwood Close! This updated 1,740+ sq. ft. home is located on a quiet street and is move-in ready. The main level features high-end Italian porcelain tile, a front living room and dining area with wrap-around windows that flood the space with natural light, and a kitchen with quartz countertops, sleek white subway tile backsplash, a Blanco sink, and newer stainless steel dishwasher and stove. The kitchen also includes a walk-in pantry and an inviting eating area with large window overlooking the backyard. The family room boasts a cozy wood-burning fireplace, while the main floor is completed with a laundry area and a convenient powder room. Upstairs, you'll find newer carpets throughout, a primary bedroom with a large walk-in closet, and an ensuite bathroom with shower. There are two additional well-sized bedrooms and the main bathroom. The developed basement offers a rec room, games area, a 2-piece bathroom, and ample storage space. Upgrades to the home include new windows and doors (2019), furnace and humidifier (2018), roof, eaves, and downspouts (August 2024). The west facing backyard is a private oasis with a deck, apple tree, and raspberries. An added bonus is the RV parking, with a paved alley and an ideal angle that makes parking a breeze. If RV parking isn't needed, it can serve as an excellent patio space. Within walking distance to schools, greenspaces, the river and pathways, and the amenities of Quarry Park plus easy access to Deerfoot and Glenmore Trails, this home is in an ideal location and is ready for its new owners! (id:6769)

Recreational, Games room 18.67 Ft x 12.58 Ft

Other 11.17 Ft x 8.17 Ft

Den 17.92 Ft x 15.50 Ft

2pc Bathroom Measurements not available

Living room 17.00 Ft x 18.83 Ft

Family room 15.50 Ft x 12.67 Ft

Other 13.50 Ft x 14.33 Ft

2pc Bathroom Measurements not available

Laundry room 7.50 Ft x 5.50 Ft

Primary Bedroom 12.67 Ft x 12.00 Ft

3pc Bathroom Measurements not available

Bedroom 13.75 Ft x 9.25 Ft

Bedroom 12.00 Ft x 8.50 Ft

4pc Bathroom Measurements not available

Listing Presented By:



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CIR

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