



## 133 Riverview Court Calgary Alberta

\$720,000

ORIGINAL owners for 34 years!!! Now it is your chance to enjoy this HOME & this coveted LOCATION! Per MLS - nothing has sold on this cul-de-sac since 2021!! AMAZING neighbours. Live CLOSE to Carburn Park w/ALL its benefits! Well-manicured park close to the river w/ponds, paved trails - perfect for running, biking, walking w/strollers/dogs, kayaking & much more. This is almost inner city=15 min drive Downtown or bike there in under 40 mins! The Bow River pathway also connects you to Fish Creek Park. Off leash dog parks close by. This location is truly an outdoor DREAM. To say this home has been lovingly maintained is an understatement. Current owner can tell you every single thing that has been done to the home - and when it was completed. Buying a home like this is a PRIVILEGE for sure! Nice curb. Amazing Landscaping front and back. Poured pathways. Intricate brickwork. Gorgeous clear glass storm door - allows sun to flood in throughout the day. Vaulted ceilings in the main living/dining area make this home feel spacious and bright. You will love the HARDWOOD floors throughout main and upper levels. Kitchen looks out onto the amazing OASIS created in the backyard! CUSTOM built BRICK Deck area is SO SPECIAL. You can enjoy many family gatherings there....or just grab a coffee & a book & listen to the birds (bird bath included). Interlocking brick, lighting, small areas to discover...its like living in a park! 2 rain barrels - help to water these outside areas. Shed keeps all tools/gardening equipment Etc. in its place. The kitchen nook offers perfect spot to enjoy daily meals with a built in banquet bench - and full size dining room can handle the larger meals and more guests. Two living spaces give you the flexibility to enjoy this home to its fullest. Family room off the kitchen offers wood burning fireplace for those winter months ahead. Additional bedroom on mn...

Bedroom 7.17 Ft x 10.25 Ft

Bedroom 10.67 Ft x 20.83 Ft

Recreational, Games room 22.25 Ft x 17.58 Ft

Storage 4.25 Ft x 8.67 Ft

Furnace 18.75 Ft x 14.83 Ft

2pc Bathroom 5.00 Ft x 5.50 Ft

Foyer 6.33 Ft x 13.25 Ft

Kitchen 8.83 Ft x 11.92 Ft

Laundry room 5.08 Ft x 6.83 Ft

Living room 12.00 Ft x 14.25 Ft

3pc Bathroom 9.58 Ft x 4.92 Ft

4pc Bathroom 7.92 Ft x 5.08 Ft

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

Listing Presented By:



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Bedroom	10.42 Ft x 9.00 Ft	Bedroom	8.92 Ft x 12.50 Ft
Breakfast	9.08 Ft x 14.00 Ft	Bedroom	9.08 Ft x 12.58 Ft
Dining room	12.92 Ft x 10.25 Ft	Primary Bedroom	13.00 Ft x 12.00 Ft
Family room	15.58 Ft x 12.92 Ft		