



168 Riverbrook Road Calgary Alberta

\$565,000

Life in Riverbend is awesome....especially here. Located on a quiet street within walking distance to Riverbend Park/Riverbend Dog Park, Carburn Park and the Bow River, this lovely home offers over 1800ft² of bright and open living space on 3 levels. The well sized foyer greets you and welcomes you into a large living room with impressively high ceilings that create an aura of sophistication. Head up the stairs....to your left is a fantastic dining area overlooking the living room, making entertaining and family time truly seamless. The kitchen has great counter and storage space and is accented by stainless steel appliances. Enjoy cozy meals in the breakfast nook, or transform the space into a home office. The upper bedrooms are nicely sized , with the principal bedroom offering closet built ins an a sliding door to the upper bathroom. The walk out lower level further extends the bright living space with its large windows and door to the SE facing back yard. A massive family room can be enjoyed here, and the space provides a lovely 3rd bedroom and 3 piece bathroom. There is lots of room to store your treasures on this level as well. Outside you can enjoy a manageable rear yard and the convenience of the detached double garage. The shingles and siding on house and the garage were replaced in 2023, hot water tank was replaced in 2024, furnace inspected in 2024. This home is ready for you! Be sure to add this one to your list of homes to view. (id:6769)

Dining room 11.25 Ft x 9.50 Ft

Kitchen 12.50 Ft x 9.58 Ft

4pc Bathroom 11.17 Ft x 5.00 Ft

Primary Bedroom 14.50 Ft x 10.25 Ft

Bedroom 13.58 Ft x 9.67 Ft

Recreational, Games room 22.83 Ft x 21.33 Ft

Laundry room 12.83 Ft x 9.00 Ft

Bedroom 11.92 Ft x 8.92 Ft

3pc Bathroom 7.92 Ft x 5.33 Ft

Living room 15.33 Ft x 11.08 Ft

Foyer 7.17 Ft x 6.58 Ft

Listing Presented By:



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