



## 35 Riverbend Drive Calgary Alberta

\$635,500

Welcome to 35 Riverbend Drive! This delightful home offers a warm and welcoming atmosphere, featuring a bright east-facing living room adorned with a charming bay window. The cozy dining area, complemented by a convenient 2-piece bath, sets the stage for effortless entertaining. Culinary enthusiasts will love the updated kitchen, showcasing gorgeous granite countertops and ample prep space. Retreat to the spacious master bedroom, complete with a generous walk-in closet, providing plenty of storage. Two additional bedrooms offer versatility for children, guests, or a home office. The partially finished basement is a true highlight, featuring a large recreational room perfect for relaxation or play, along with extra storage adjacent to the utility area. Ideally situated near public and Catholic schools, this home offers quick access to major routes like Glenmore, Stoney, and Deerfoot Trails for a seamless commute. Enjoy nearby shopping, dining, and stunning nature parks, including Carburn Park, Sue Higgins, and Fish Creek, all just minutes away. Experience the perfect blend of comfort and convenience at this lovely property. Don't miss out—schedule your viewing today! (id:6769)

4pc Bathroom 8.25 Ft x 4.92 Ft

Bedroom 8.25 Ft x 13.08 Ft

Bedroom 8.50 Ft x 9.25 Ft

Primary Bedroom 13.25 Ft x 12.33 Ft

Recreational, Games room 15.75 Ft x 13.08 Ft

Furnace 3.17 Ft x 9.25 Ft

2pc Bathroom 4.92 Ft x 5.00 Ft

Dining room 11.00 Ft x 7.83 Ft

Kitchen 11.83 Ft x 10.50 Ft

Living room 13.58 Ft x 14.17 Ft

Listing Presented By:



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<http://www.thehowardteam.net/>

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