

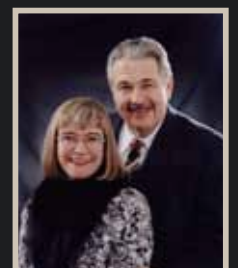
903 Riverbend Drive S.E.



The minute you step inside you'll want to call this "HOME"! Warm, charming three bedroom two storey with loads of updates, finished basement, double garage – and located steps from a park.



*Ellyn Mendham &
Tom Westcott*
realtors®



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The living room boasts wide plank laminate flooring, a bay window, and cozy gas fireplace. The adjoining dining room is perfect for intimate dinners or holiday buffets – your friends will love to visit here!



The sunny south facing kitchen has a lovely tiled floor, loads of cupboards and 4 appliances. Downstairs you'll find a great rec room that's a perfect spot for TV or the kids' video games.



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Upstairs you'll find a spacious master with 3 piece ensuite bath, plus two other bedrooms and another full bath for guests or the kids.



There's a huge park and bike path just minutes away for all year enjoyment.



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<i>Address</i>	903 Riverbend Drive SE.			<i>Price</i>	\$ 334,900
<i>District</i>	Riverbend D310			<i>Mortgage</i>	T.A.C.T.
<i>Salesperson</i>	Ellyn Mendham & Tom Westcott				
<i>Phone</i>	403 259 4141				
Lot	3552 sf	Ext Fin	Vinyl	<i>RPR / Year</i>	1994
Landscap	Yes	Heating	1F-A	<i>Compliance / Yr</i>	1999
Fenced	Yes - back yard	Flooring	Laminate / Crpt / Tile	<i>Zoning</i>	RC-2
Style	Two Storey	Home Size	1285 sf - 119.3m2	<i>Taxes 2010</i>	\$1,709
Age	1983	Fireplace	1 - Gas	<i>L. I. Levy</i>	None Noted
Living Rm	15'2" x 12'11"	2nd Bdrm	9'9"x8'6"	<i>Rooms</i>	6 / 3
Dining Rm	12'0"x7'7"	3rd Bdrm	9'9"x8'6"	<i>Possession</i>	July 15 / Neg
Kitchen	12'9" x 12'	Rec Rm	20'9"x12'7"		
Master	15'1"x12'11"				

Bathrooms 2.5 - Main - 4 pce, Ensuite - 3pce, Powder - 2pce
 Bedrooms Three
 Basement Full: Developed with Rec Room, Storage and Utility Room
 Garage Double Detached
 Included Refrigerator, Built-In Dishwasher, Electric Stove, Freezer, Hoodfan, Microwave, Washer & Dryer, Alarm System Hardware, Garage Door Opener & 2 Controls

Remarks You'll notice the WARMTH AND COMFORT of this spacious THREE BEDROOM TWO AND A HALF BATH two storey home the moment you step in the door. Note the many features and upgrades: THICK PLANK LAMINATE FLOORING in the living and dining room, MATCHING TILE FLOORS through out the kitchen, back hall, entry and baths, COZY GAS FIREPLACE in the living room plus a big bay window, spacious SUNNY KITCHEN with loads of cupboards and 4 appliances, convenient powder room on main, and upstairs you'll find a SPACIOUS MASTER SUITE WITH A 3 PIECE ENSUITE plus two other bedrooms and another full bath. FINISHED BASEMENT that's perfect as a TV room, large DECK in the sunny SOUTHWEST FACING YARD, oversized DOUBLE REAR GARAGE. Don't miss this one!

Owner **C. Eberley** Appointments **Lister** Leni **CBS**

Listed by: **RE/MAX Realty Professionals**
Deposits to Listing Company - Listing company to do Conveyancing

The information given here, although believed to be accurate, is not warranted to be so; although this information is believed to be reliable at time of printing, changes can be made without prior notice. Please check with the Listing Realtor. Information concerning these premises is provided as a guideline only. Independent advice concerning details of importance to the Purchasers should be sought.



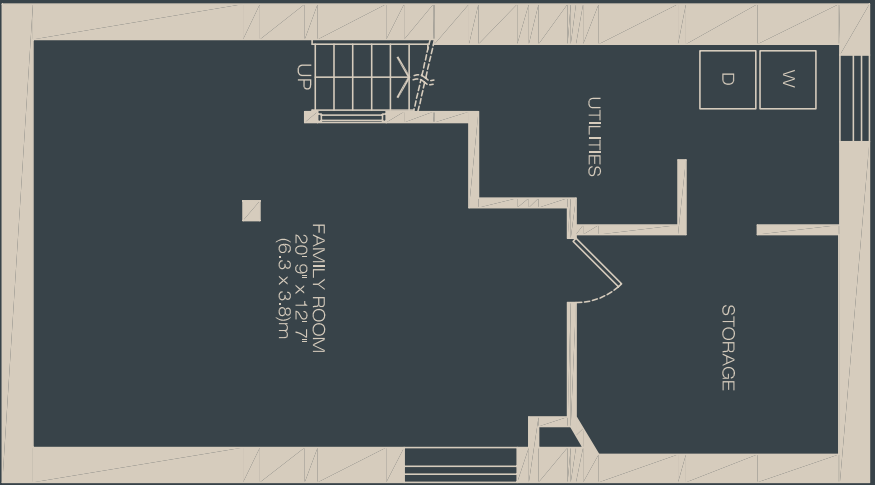
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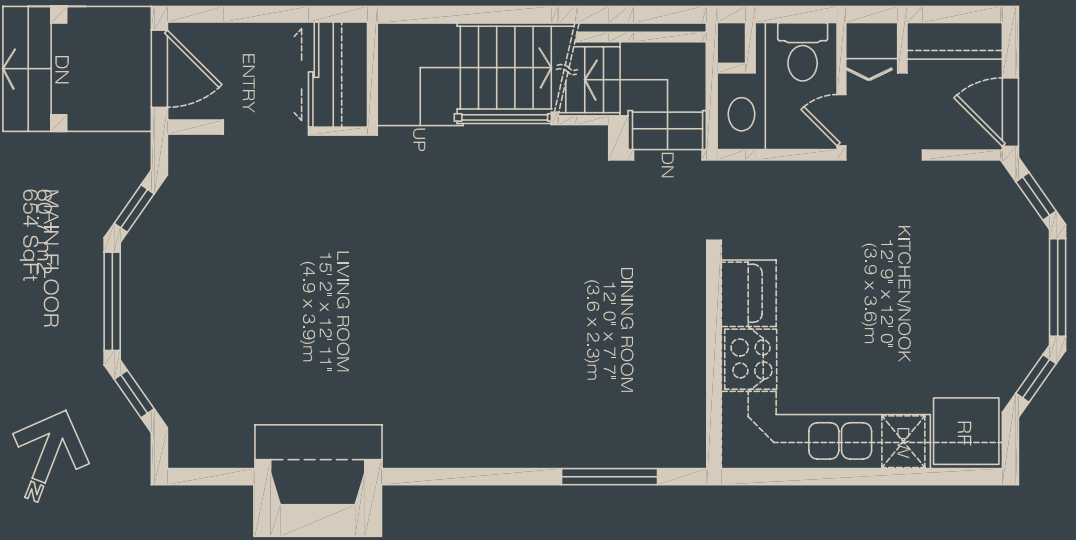
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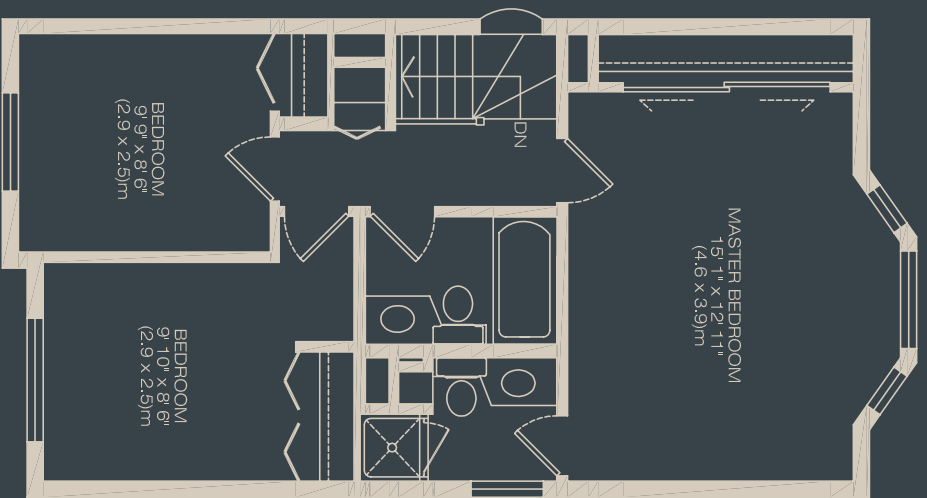


BASEMENT
(Developed)
283 SqFt
26.3 m²

PREPARED FOR
ELLYNI MENDHAM &
TOMI WESTCOTT
(RE/MAX PROFESSIONALS)



MAIN FLOOR
854 SqFt



UPPER FLOOR
631 SqFt
58.6 m²

TOTAL FLOOR AREA
(M/F + U/F)
1285 SqFt
119.3 m²

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S.E. Calgary

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