

841 Rideau Road SW
Calgary, Alberta

MLS # A2228056



\$2,165,000

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|------------------|------------------------|---------------|-------------------|
| Division: | Rideau Park | | |
| Type: | Residential/House | | |
| Style: | 1 and Half Storey | | |
| Size: | 3,004 sq.ft. | Age: | 1975 (50 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Yard, Landscaped | | |

| | | | |
|--------------------|--------------------------------|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: TV's in the living room, den, kitchen and primary bedroom, alarm system, built-in BBQ, rain barrel and shed in north side yard, sprinkler system

SOLD FIRM - WAITING FOR DEPOSIT. Amazing residential opportunity in prime and sought-after Rideau Park. Fantastic location within the cul-de-sac and close to parks (including the Elbow River Pathway System), top schools and walking distance to 4th Street for dinner, coffee or groceries. Architect designed home with extensive professional renovations that now offers a sophisticated and luxurious living-experience. Open plan on the main with engineered hardwood throughout. A large living space overlooks the rear yard and is open to the kitchen. Stunning dining room with vaulted ceiling and wood-burning fireplace. Cozy den with built-ins, TV and a home workspace. Bright chef's kitchen has incredible counter space and storage plus a large island, sparkling quartz counters, great appliances (including double ovens, gas cooktop and Subzero fridge) and a pantry-broom closet around the corner. Flex area for a casual dining table or seating. Adjacent mud-room will keep the family well organized and features excellent storage, a sink, laundry, door to the rear yard and direct access to the very convenient and oversized double attached garage. The upper level holds 3 bedrooms including a generous primary suite with huge bedroom (built-ins and blackout drapes), large walk-in closet and bright 5 piece ensuite with double vanity. Both secondary bedrooms are well-sized and the house bath also has a double vanity. This upper level has central AC for summer comfort. The lower level is currently undeveloped but contains a large, framed opening for a bedroom window (matching exterior window well) and rough-in plumbing for a bathroom. The full size 50' x 120' lot has lush, professional landscaping, sprinkler system, landscape-lighting, full perimeter fence in the rear yard, built-in BBQ and a number of outdoor living areas. Scored

aggregate driveway and front sidewalk. All mechanical and infrastructure has been replaced including the newer stucco envelope, windows and roof. This property offers a hard-to-find combination of top location, lot, house size and condition. Tremendous value in this current market. Seller will review any offers Sunday June 15th at 1:00pm.