



GRASSROOTS
REALTY GROUP

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31 Rivercrest Crescent SE
Calgary, Alberta

MLS # A2251919



\$550,000

Division:	Riverbend		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,008 sq.ft.	Age:	1993 (32 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Off Street, On Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to 31 Rivercrest Crescent SE – a true gem in the heart of Riverbend, offering the perfect blend of location, space, and functionality for today’s family lifestyle. This home is ideally situated, siding directly onto a beautiful park while also boasting one of the largest and most private backyards in the neighborhood. From the moment you arrive, you’ll appreciate the charm and curb appeal, but it’s once inside that the premium floor plan really shines. Offering a total of four bedrooms and two full bathrooms, this home is designed with family living in mind. The main level features hardwood floors, a spacious and sun-filled living room, a separate dining area perfect for hosting, and a large kitchen with plenty of space for cooking and gathering. Downstairs, the fully developed basement expands your living space with a massive recreation room ideal for movie nights, play space, or entertaining. The basement also includes a fourth bedroom and a full bathroom, making it perfect for teens, guests, or extended family. Step outside and prepare to be amazed – this property has one of the best yards you’ll find in Riverbend. Beautifully landscaped, the yard provides endless possibilities for outdoor fun and relaxation. It also features RV parking and more than enough space to build a garage while still maintaining an incredible amount of green space. Whether you’re enjoying time inside with family or outside in your private oasis, this home has it all. With its unbeatable location siding onto the park, family-friendly layout, and exceptional yard, this home truly is the perfect family home you’ve been waiting for!