



GRASSROOTS
REALTY GROUP

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71 Rivercrest Circle SE
Calgary, Alberta

MLS # A2252320



\$519,900

Division:	Riverbend		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,151 sq.ft.	Age:	1992 (33 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	None, RV Access/Parking		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Gazebo, Landscaped, Lawn, Rectangular		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Storage		

Inclusions: TV mount, shed, gazebo, all window coverings

Welcome to Rivercrest Circle! This home boasts a renovated main level with wide plank laminate flooring throughout, a stylish new kitchen with sleek full-height cabinetry, matte stainless steel appliances, an island with pots-and-pans drawers, garbage pull-out, and additional seating. The updated powder room, spacious front living room with bay window, and a generous dining area complete this bright and functional level. The stairwell and upper landing have been updated with modern spindles opening the hallway leading to the spacious primary bedroom with a large closet, two additional bedrooms, and the main bathroom. The developed basement adds even more living space with a large rec room, laundry area, and ample storage. Step outside to the west-facing backyard that includes deck with gazebo, shed, RV parking and plenty of room for a future garage if desired. With the roof, siding, furnace, and hot water tank all replaced in the last 5 years, you can move in knowing the big items are already taken care of. Ideally located on a quiet street, this home offers quick access to Glenmore and Deerfoot Trail, Downtown, and the Foothills Industrial area.