



GRASSROOTS
REALTY GROUP

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192 Rivercrest Close SE
Calgary, Alberta

MLS # A2284384



\$579,777

Division:	Riverbend		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,006 sq.ft.	Age:	1993 (33 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: NONE

OPEN HOUSE SATURDAY FEB 7th 1pm-4pm *-*- This charming Riverbend Bi-Level is the one you've been waiting for! Offering close to 2000 square feet of developed living space and FIVE (5!) bedrooms, at this price how can you go wrong? Brand new luxury vinyl plank flooring and new carpets in the upstairs bedrooms, newer carpet in the basement that has barely been walked on, and fully renovated bathrooms! Pride of ownership shows throughout, including NO POLY-B, 2 year old roof, side sliding glass doors installed off the kitchen which brightens up the whole place. Most importantly, the floorplan offers lots of room with a very spacious kitchen and dining room, and a bright living room with plenty of windows and a vaulted ceiling. The large master bedroom has double closets and a cheater door to the 4 pc bath, while two other bedrooms complete the main floor! The fully finished basement has a large rec room with a cozy gas fireplace, another full bath and 2 additional very large bedrooms! This home has exceptional curb appeal with a stamped aggregate walk way, a treed front patio landscaped with rose bushes and shrubs, and the backyard features another stamped aggregate patio backed by your DOUBLE GARAGE! Time to move to this hidden gem of a community! Riverbend offers plenty of amenities, schools, parks, Bow River nature at Carburn park, proximity to downtown and easy access to EVERYTHING. Don't miss out!