



**84 Rivergreen Crescent SE  
Calgary, Alberta**

**MLS # A2289841**



**\$669,000**

<b>Division:</b>	Riverbend		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,829 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Dog Run Fenced In, Gentle Sloping, No Neig		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, See Remarks, Walk-In Closet(s)		

**Inclusions:** Mini Fridge in the Basement, Shelving, Blinds/Drapes where available, Backyard Custom Patio

Ready to step into Calgary's serene neighbourhood of Riverbend? Look no further than this stunning home, nestled by green spaces, upgraded for peace of mind, and prepared for your unique touch. Stepping into the home from the upgraded front porch you are greeted by a large entry foyer, living room, and hallway access to your storage closets + laundry room, half bathroom, and side entrance/exit. Passing the separate dining space you enter the heart of the home, with a modern equipped kitchen and family room bolstered with a real wood burning fireplace for those cozy winter evenings! Several large NE facing windows allow natural light to brighten the space further while also inviting you to step out onto your elevated balcony and soak in nature. Moving to the upper level this home is equipped with 2 full bedrooms their corresponding 4 piece bathroom, as well as your primary bedroom and attached walk-in closet + 4 piece ensuite bathroom. All of that combined with a finished walkout basement that includes a storage/utility room, oversized rec room + wet bar, and another 4 piece bathroom... you have access to over 2536 sq/ft of useable living space! Outside the sliding basement doors you have a large backyard plus a fully built separate patio for all your summer hosting needs. The private fence gate allows you to freely walk the green space and walking/bike paths adjacent to your backyard, and connects your property to open parks + playgrounds! Additional features in this home include the large double garage, fenced in dog-run by your side entrance/exit, and of course... NO POLY B PIPING! Not only does this home include modern touches, but it also provides peace of mind through its numerous upgrades that include: an upgraded porch/balcony/patio in 2022, new roof and gutters in 2023, FULL Poly B replacement in 2024, new fridge + washer/dryer in

2025, and a brand new boiler for 2026. Need further peace of mind? The upgrades are logged with receipts and big ticket items include a transferable warranty!! Don't miss out on this amazing home! Schedule a showing today to see it for yourself!