



GRASSROOTS
REALTY GROUP

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48 Rivergreen Crescent SE
Calgary, Alberta

MLS # A2293827



\$689,900

Division:	Riverbend		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,763 sq.ft.	Age:	1988 (38 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Preserved Wood	Utilities:	-
Features:	Open Floorplan, Stone Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: window coverings, front foyer shelf / hooks, shelf over toilet - ensuite, drapery & drapery rods - bedrooms & basement

Here's the property you've been waiting for! Located on a quiet crescent, this upgraded, 2-storey split home is situated on a large pie-shaped lot and features a desirable WALKOUT basement! Some notable updates include a newer roof & downspouts (2023), siding (2023), new vinyl flooring, upgraded windows, and a new washer and dryer, giving you peace of mind! The front foyer draws you in with vaulted ceiling and opens onto the formal living and dining area, creating a bright and welcoming first impression. The eat-in kitchen is bright and functional, featuring stone countertops and provides direct access to the large deck to enjoy your morning coffee! Just off the kitchen, the sunken family room features updated vinyl flooring and a cozy wood-burning fireplace, creating a comfortable gathering space. This home also includes a dedicated main floor office/den, ideal for those who work from home. The upgraded main-floor laundry and powder room complete the main level, which includes a tucked away broom closet for added convenience. Upstairs you'll find the large primary suite with a walk-in closet and 4-piece ensuite, while the two additional bedrooms have been upgraded with vinyl flooring. The fully-finished walkout basement welcomes great natural light thanks to its large windows & offers excellent additional living space, perfect for a rec room or kids' area, featuring a large fourth bedroom with a cheater 3-piece ensuite, making this a great space for teenagers or visiting guests. Located in a highly walkable location, there's a playground right out your backyard and you're just a short stroll to Carburn Park, groceries, and both elementary schools, making this an exceptional opportunity in the family-friendly community of Riverbend!

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