



GRASSROOTS
REALTY GROUP

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59 Rivercroft Close SE
Calgary, Alberta

MLS # A2306877



\$915,000

Division:	Riverbend		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,664 sq.ft.	Age:	1989 (37 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Few Trees, Front Yard, Landscaped, Lawn		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Steam Room, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Window Coverings (Blinds & Curtain Rods), TV Mount (No TV's), Smart Thermostat, Front Door Keypad Lock, Solar Panels

Are you looking for a beautifully updated home where all the big-ticket items are already done? Look no further. This home truly has it all. Major updates include: furnace, central A/C, windows, Hardie Board siding, water filtration system, HVAC UV light system, germicidal UV light and in-duct UV air purifier, all completed in 2022; shingles in 2023; and solar panels in 2024. Step inside to soaring vaulted ceilings, heated tile floors in the entry and all bathrooms, and luxury vinyl plank flooring throughout the main level. The main floor offers a bright front sitting room, large dining area, living room with electric fireplace and roughed-in gas line, laundry room, 2-piece bath, and a spacious front closet with custom built-ins. The kitchen is a showstopper, featuring a waterfall island with hidden cabinets, stainless steel appliances, wall oven, induction cooktop, counter-to-ceiling tile, hidden pull-out drawers, and a coffee nook. Upstairs, the primary retreat accommodates a king-sized bed and features a custom walk-in closet plus a spa-inspired 6pc ensuite with heated floors, dual sinks, and a 10mm glass steam shower. Two additional bedrooms, a beautifully updated 4-piece bathroom, a loft, and a large linen closet complete the upper level. The fully finished walkout basement offers two more bedrooms, a flex space, family room, luxurious 4-piece bathroom, and an impressive mechanical room. The garage is fully insulated and features epoxy flooring and an insulated garage door. Situated on a large corner lot in a quiet cul-de-sac, this property offers endless outdoor entertaining options, including a covered concrete patio, upper deck with gas line, and plenty of room for kids to play. Located steps from Riverglen Park, multiple schools, the Bow River, and nearby amenities, this home is the perfect blend of style, comfort, and peace of mind.