



GRASSROOTS
REALTY GROUP

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22 Rivercrest Way SE
Calgary, Alberta

MLS # A2324517



\$529,900

Division:	Riverbend		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,117 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, No Back Lane, Rectangular Lot, Street L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Storage, Walk-In Closet(s)		

Inclusions: Shed

Welcome Home to this Beautifully Updated Fully Finished 2 Storey Home in the Sought-After Community of Riverbend! With over 1,666 sq ft. of Developed Living Space, this Well-Maintained home features 3 Bedrooms, 1.5 Bathrooms, a Fully Developed Basement with numerous upgrades throughout. Step inside to a welcoming foyer with a built-in closet that leads into the bright living room, where a large bay window fills the space with natural light. The adjacent dining room is perfectly positioned creating a warm and inviting setting for family meals and entertaining. The updated kitchen features modern countertops, a stylish stone-inspired backsplash, and easy access to the spacious backyard deck - ideal for summer BBQs and outdoor gatherings. Completing the main floor is a renovated 2 pc powder room. Upstairs, the spacious primary bedroom fits a king-size bed, beautiful hardwood flooring, a charming bay window framing spectacular mountain views, and a large built-in closet. Two additional bedrooms are generously sized, each offering large windows and built-in closets along with an updated 4-piece main bathroom. The fully developed basement expands your living space with a large recreation room, perfect for movie nights, a playroom, home gym, or office. A substantial storage and laundry area includes a washer and dryer plus abundant storage space. Major upgrades provide exceptional peace of mind, including New Shingles 2023 and NO Poly-B plumbing. The entire home has been replumbed with dedicated water lines and individual shut-off valves at every plumbing fixture. Additional highlights include an Oversized Double Detached Insulated and Drywalled Garage, RV parking, a large rear deck, and ample off-street parking. Located in the established community of Riverbend, you'll enjoy easy access to Carburn Park, Scenic Pathways, Schools, Shopping,

Restaurants, Major Commuter Routes, and the Future Green Line LRT. This is a Fantastic Opportunity to own a Move-in-Ready Home in one of southeast Calgary's most desirable Family Neighborhoods