



GRASSROOTS
REALTY GROUP

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71 Rivervalley Crescent SE
Calgary, Alberta

MLS # A2333621



\$524,900

Division:	Riverbend		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,053 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	RV Access/Parking		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Gazebo, Landscaped, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Quartz Counters, Vinyl Windows		

Inclusions: Work bench and some cabinets in the laundry room

OPEN HOUSE this Saturday and Sunday, August 8 & 9, from 1 to 3 PM! This fantastic family home is a Coldwell Banker Certified Pre-Owned property, meaning it's been inspected by a certified home inspector and any issues have been taken care of. It even comes with a free one-year home warranty for peace of mind—just move in and enjoy! Inside, you'll find a spacious living room, an upgraded kitchen with new cabinets, granite countertops, new appliances, a large pantry. There is updated flooring throughout, a new bathtub and shower in the main bathroom, and all new windows on the main floor. Other upgrades include new light fixtures in the kitchen and most of the main floor, new closet doors in the bedrooms and main floor front entry closet. The lower level features a large family room, bedroom, 2-piece bathroom, all new flooring and a workshop with a workbench. Outside, there's RV parking in the backyard, a large deck off the kitchen, a 12' x 12' gazebo on a wood foundation, plus a garden shed and great privacy from trees and fencing. This home is an amazing value and close to all amenities!