



GRASSROOTS
REALTY GROUP

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151 Rivercrest Close SE
Calgary, Alberta

MLS # A2335657



\$494,900

Division:	Riverbend		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,139 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Low Maintenance Landscape, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Storage		

Inclusions: Shed, Solar Panels

Located on a quiet street in the desirable Riverbend community, this three-bedroom, two-bathroom home sits on WEST facing lot with a spacious backyard and major MECHANICAL upgrades throughout. Entering the home, you are met by a front entrance that opens to your living room/dining room combo, which features a gas fireplace. Newer windows (2023) allow great natural light through your front bay window. Heading into the kitchen you have an updated stove/fridge (2023), an island, an eat-in kitchen space and direct access to your spacious backyard through large patio doors. The backyard has a fairly sized deck, vinyl fencing and a shed, with tons of extra room for a future garage or play space. Heading upstairs you find a 4-piece bathroom and 3 bedrooms, including the primary bedroom at the front of the home which stays cool with your newer AC unit (2023). Heading downstairs you find a great rec space, a 3-piece bathroom, a laundry room (2023) and access to your mechanical room, which contains a newer furnace, on demand hot water tank (2023) and sump pump. This home also had the roof replaced in 2023 which included the addition of solar panels.