



GRASSROOTS
REALTY GROUP

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15 Rivercrest Way SE
Calgary, Alberta

MLS # A2350481

\$550,000

Division:	Riverbend		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,082 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Other, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: 2 - Refrigerators, Garage door opener and 1 remote, All window coverings

Welcome to this beautifully updated Riverbend home, where modern style meets everyday functionality. This upgraded 4-level split offers 3 bedrooms, 2.5 baths, a double detached garage and with almost 2000 sq. ft. of developed and potential living space. The extensive list of upgrades starts as soon as you walk in - luxury vinyl flooring, designer paint, upgraded wall paneling and an impressive new kitchen featuring quartz countertops, an elegant backsplash and stainless steel appliance package. The upper level offers an inviting primary bedroom with 2 piece ensuite, two additional bedrooms and a 4-piece main bath. Both bathrooms feature upgraded vanities and contemporary finishes. The recently developed lower level provides a cozy family retreat complete with a new fireplace and plenty of space for family movie nights, flex space for office, and a convenient 4-piece bath. The fourth level offers laundry, work out area, storage or additional living space depending on your needs. Outside, the home delivers exceptional curb appeal with a new composite front deck, new fencing, new side deck, updated shingles, and siding. Additional upgrades include a newer furnace (2021), all poly b has been replaced, new hot water tank, central A/C and numerous updated windows. The double detached garage with convenient lane access completes the package. Ideally located close to parks, schools, shopping and Quarry Park, this beautifully updated home offers an exceptional combination of style, functionality, and location. Thoughtful updates throughout and space to grow - book your private showing to discover everything this exceptional home has to offer!