

\$629,900 - 40 Rivercroft Close Se, Calgary

MLS® #A2123481

\$629,900

4 Bedroom, 3.00 Bathroom, 1,179 sqft

Residential on 0.10 Acres

Riverbend, Calgary, Alberta

Welcome to Rivercroft Close! This updated "bungalow style" home offers over 1100 sq. ft. of living space with beautiful hardwood flooring, and vaulted ceilings in the living room and dining room. The renovated kitchen boasts of maple cabinets, granite countertops, a stylish tile backsplash, and stainless-steel appliances, including a Whirlpool french door bottom mount fridge and Bosch dishwasher as well as a spacious island with seating, corner pantry, a dedicated coffee station and a patio door leading to the West-facing deck. The main level also features the primary bedroom, complete with a renovated ensuite featuring a walk-in shower, and an impressive MASSIVE walk-in closet with built-ins (previously a 3rd bedroom). A second bedroom and additional bathroom with a soaker tub complete the main floor. The fully developed walkout basement features a large rec room with a bar and gas fireplace and doors leading to the lower deck and covered patio. Completing the basement are two generously sized bedrooms, a laundry room, and ample storage space. Every detail of this home has been attended to, from updated railings, spindles, casings and baseboards to poly b removal, windows, furnace, hot water tank, air conditioner, roof, and siding. Outside, the low maintenance west-facing backyard has mature trees and an upper and lower maintenance-free deck. The lower patio area, equipped with a gas line, is perfect for outdoor gatherings. A charming front veranda adds to the home's curb appeal



and is the perfect spot for a morning coffee.
The double attached garage is heated and there is plenty of parking on the street.
Situating on a quiet street, this move-in-ready home is conveniently located near schools, parks, shopping, and offers easy access to Glenmore and Deerfoot Trails!

Built in 1989

Essential Information

MLS® #	A2123481
Price	\$629,900
Sold Price	\$670,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,179
Acres	0.10
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	40 Rivercroft Close Se
Subdivision	Riverbend
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 3X2

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Driveway, Garage Faces Front

Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Central Vacuum, Closet
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	Organizers, Granite Counters, Kitchen Island, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Family Room, Gas, Mantle, Tile
Has Basement	Yes
Basement	Full, Walk-Out

Exterior

Exterior Features	Other
Lot Description	Back Yard, Front Yard, Lawn, Irregular Lot, Landscaped, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 26th, 2024
Date Sold	April 27th, 2024
Days on Market	1
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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