

\$579,000 - 155 Rivervalley Crescent Se, Calgary

MLS® #A2149246

\$579,000

3 Bedroom, 2.00 Bathroom, 911 sqft

Residential on 0.08 Acres

Riverbend, Calgary, Alberta

Welcome to the coveted neighbourhood of Riverbend!!! This family orientated street has amazing neighbours!! Step into this stunning 4 level split home, where every detail has been carefully curated to perfection. As you enter, you are greeted by gleaming hardwood floors that lead you to a spacious family room, perfect for cozy nights in or entertaining guests. The bright, fully renovated kitchen is a chef's dream, with a beautiful island, newer appliances, pot lighting, and a charming eating area. Upstairs, you will find two generously sized bedrooms and a main bathroom that exudes luxury. The 3rd level is a showstopper, with oversized windows that flood the space with natural light. This level also features a fully renovated bathroom, a rec room that is ideal for movie nights or game days, and an additional space that would make the perfect home office for those who work remotely. The 4th level is a hidden gem, with a cozy bedroom with a pocket door that leads to a giant walk-in closet that is perfect for guests or a growing family. You will also find a convenient laundry area and ample storage space for all your belongings. Outside, the backyard is a private oasis, with meticulous landscaping that will make you feel like you are in your own personal paradise. The aggregate walkway and patio are perfect for enjoying your morning coffee or hosting summer barbecues. The oversized, heated garage is a car enthusiast's dream, with enough space for all your vehicles and even a small trailer. This home has been



lovingly maintained and updated, with new windows (2015), a new roof (2018), a furnace and AC unit (2006), garage heater (2014) and a water heater (2023). Located on a quiet street, walking distance to Quarry Park, this home is close (400 meters) to schools, shopping, Carburn Park, and offers easy access to Deerfoot Trail and Glenmore. Even a sprinkler system for the front flower bed! Don't let this opportunity pass you by - this home is truly move-in ready and waiting for you to make it your own. Just when you think it couldn't get any better there is no front sidewalks to shovel in the winter! Live in luxury and comfort in this immaculate home - schedule your showing today!

Built in 1983

Essential Information

MLS® #	A2149246
Price	\$579,000
Sold Price	\$577,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	911
Acres	0.08
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	155 Rivervalley Crescent Se
Subdivision	Riverbend
City	Calgary
County	Calgary
Province	Alberta

Postal Code	T2C 3K4
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Amenities

Parking Spaces	2
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Parking	Double Garage Detached, Garage Door Opener, Heated Garage
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Interior

Interior Features	Quartz Counters
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Appliances	Dishwasher, Dryer, Refrigerator, Washer, Window Coverings
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Heating	Forced Air
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Cooling	Central Air
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Has Basement	Yes
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Basement	Finished, Full
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Exterior

Exterior Features	Private Yard
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Lot Description	Back Lane
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Roof	Asphalt Shingle
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Construction	Concrete, Vinyl Siding, Wood Frame
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Foundation	Poured Concrete
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Additional Information

Date Listed	July 13th, 2024
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Date Sold	July 19th, 2024
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Days on Market	6
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Zoning	R-C2
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HOA Fees	0.00
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Listing Details

Listing Office	Royal LePage Arteam Realty
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