



## 57 Rivercrest Close Calgary Alberta

\$570,000

Welcome to your new home, where COMFORT, CONVENIENCE, AND VERSATILITY converge in a RARE BI-LEVEL GEM nestled on a serene cul-de-sac. With OVER 1,694 SQ/FT OF DEVELOPED AREA, this beautifully maintained property offers a UNIQUE OPPORTUNITY FOR BOTH GROWING FAMILIES AND RETIREES seeking single-level ease without compromising on space or style. Upon entering this inviting home, you'll immediately appreciate the OPEN, AIRY DESIGN AND ABUNDANT NATURAL LIGHT that floods the main living areas. The heart of the home features a spacious, bright living area with an OPEN-TO-BELOW FEATURE that enhances the sense of openness and connection between levels. The main floor is thoughtfully laid out with THREE WELL-SIZED BEDROOMS, including a primary suite complete with a 2-piece ensuite, a walk-in closet, and an expansive window to let in the morning sun. The eat-in kitchen offers a warm, welcoming atmosphere with a pantry and ample counter space. The lower level of this bi-level home is a STANDOUT, BOASTING A VAST FLEX/FAMILY AREA. It also includes TWO ADDITIONAL GENEROUSLY SIZED BEDROOMS WITH LARGE WINDOWS, a full bathroom, and a SEPARATE BASEMENT ENTRANCE--IDEAL FOR MULTIGENERATIONAL FAMILIES OR POTENTIAL CONVERSION\*subject to the approval and permitting of the City. The EXTERIOR FEATURES A FLAT, RECTANGULAR BACKYARD with convenient access from a PAVED BACK LANE, enhancing both privacy and accessibility. Recent upgrades to the home include a NEW HOT WATER TANK, UPDATED ASPHALT SHINGLES, A NEARLY NEW WASHER AND DRYER, FRESH PAINT, AND UPDATED PLUMBING FIXTURES, ensuring modern comfort and peace of mind. To top it all off, the sellers are generously including LAMINATE FLOORING FOR THE EXPANSIVE BASEMENT FAMILY ROOM, allowing you to put your PERSONAL TOUCH on this already wonderful space. This home not only glows with PRIDE OF OWNERSHIP but also presents an EXCEPTIONAL OPPORTUNITY ...

Bedroom 10.08 Ft x 10.08 Ft

Family room 10.75 Ft x 27.17 Ft

4pc Bathroom 10.75 Ft x 5.17 Ft

Bedroom 10.75 Ft x 6.50 Ft

Pantry 2.75 Ft x 2.00 Ft

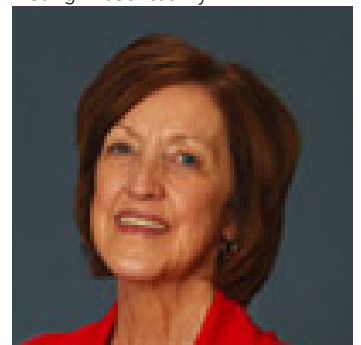
4pc Bathroom 9.00 Ft x 4.92 Ft

Bedroom 9.00 Ft x 9.00 Ft

Bedroom 10.67 Ft x 8.92 Ft

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Listing Presented By:



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RE/MAX iRealty Innovations



CIR

REALTY

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Furnace

10.75 Ft x 8.92 Ft

Other

3.58 Ft x 6.42 Ft

Living room

15.00 Ft x 12.50 Ft

Eat in kitchen

10.25 Ft x 11.08 Ft

Primary Bedroom

12.00 Ft x 11.00 Ft

Other

4.92 Ft x 4.83 Ft

2pc Bathroom

4.92 Ft x 4.83 Ft