



# 12 Riverside Crescent Calgary Alberta

\$729,900

MUST be SEEN !!! GREAT opportunity for the SMART BUYER to "snatch", THIS INCREDIBLE 5 bedroom (4+1) hidden gem, backing onto Riverbend Park and steps away from river pathways. Your NEW HOME is located in Riverbend, a community close to major shopping malls, businesses, schools, downtown, ZOO, even Calgary airport is only 20 min away. This "MOVE-IN" ready home, is well maintained: you will be pleased with numerous upgrades: a spacious main floor features, vaulted ceilings, gleaming hardwood floors, lots of windows provide a grand appearance with an ample of natural light during the day. Large living room with dining area, family room, with wood burning fireplace, surrounded with tiles, bedroom (currently used as an office), laundry room, 2 pcs bathroom and bright kitchen with nook complete main floor. A vivid kitchen is complemented with maple cherry kitchen cabinets, granite countertops, and NEW stainless steel FRIDGE, STOVE, microwave. Upper level: 3 bedrooms; good size master bedroom comes with 4 pcs en-suite and jetted tub, while steam shower is located in main bathroom. Fully developed basement comes with fifth bedroom, big media room, rec room, storage and utility room where you will find new, high efficiency furnace and water tank.. Just to mention that majority of windows are replaced a couple of years ago. South exposed backyard is a story for itself: beautiful, peaceful, with big private deck, and the view of park are just features that are hard to find, even in a "million dollar homes". Lastly double attached garage is insulated and drywalled, comes with 2 years old door... For more details contact listing agent.... (id:6769)

- Furnace 3.91 M x 2.44 M
- Office 2.69 M x 2.84 M
- Bedroom 3.00 M x 2.86 M
- Recreational, Games room 4.61 M x 4.17 M
- Bonus Room 6.55 M x 3.37 M
- Bedroom 3.20 M x 2.47 M
- Living room 3.75 M x 3.63 M
- Kitchen 4.56 M x 3.63 M
- Family room 4.75 M x 3.94 M
- Laundry room 2.08 M x 1.55 M
- 2pc Bathroom 1.67 M x 1.52 M
- Primary Bedroom 4.01 M x 3.65 M
- Bedroom 3.97 M x 2.78 M
- Bedroom 3.51 M x 2.72 M
- 4pc Bathroom 2.93 M x 1.81 M
- 4pc Bathroom 2.26 M x 1.50 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
Diamond Realty & Associates LTD.

<http://www.flatfee495.com/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca

Dining room 3.48 M x 3.14 M