



## 4 Rivervalley Crescent Calgary Alberta

\$639,900

OPEN HOUSE CANCELLED. Picture perfect, neat as a pin, and cute as a button! Meticulous owners have done just about everything that a person can do, to make this a super charming, irresistibly lovable and thoroughly updated home for you to call your own. From the ROOF to the HARDIE-BOARD siding, to the WINDOWS and CEILINGS, to the FLOORS, to the FURNACE and WATER HEATER - all the important parts of this property are new in the last 3 years (ask your realtor for the full list). The pairing of chic, subtle colors with gorgeous wide-plank engineered hardwood floors creates an atmosphere of sophistication and light-hearted playfulness that every family strives for. The home offers 3 bedrooms up and 2 more below, with 2 full bathrooms. New concrete walkways and fencing have created an intimate, cozy, west facing yard where you and your guests can linger over gorgeous sunsets. The deck boasts 2 gas line locations for BBQ's or firepits. The cavernous 24x24 garage sits on a fantastic PAVED ALLEY, next to an awesome RV PARKING pad, and features 9+ feet ceilings. The entire garage is finished in plywood rather than drywall, so you can hang and store anything, anywhere. The garage also has a dedicated gas line connection at the ready for easy addition of a heater, if you so desire. Superbly located next to a lovely green space and just around the corner from convenient shopping, this quiet location puts you close to the river and bike paths, Carburn Park, Riverbend School and Community Centre and also gives you easy access to major thoroughfares, so you can get where you need to go, quickly and efficiently. Call for your showing soon, so you don't miss your chance at one of the best opportunities Riverbend has to offer. (id:6769)

Bedroom 15.00 Ft x 10.67 Ft

3pc Bathroom 10.00 Ft x 7.83 Ft

Bedroom 11.17 Ft x 9.00 Ft

Family room 16.33 Ft x 13.58 Ft

Living room 132.83 Ft x 11.83 Ft

Kitchen 11.92 Ft x 11.67 Ft

Primary Bedroom 11.75 Ft x 10.67 Ft

Bedroom 9.67 Ft x 9.42 Ft

Bedroom 9.75 Ft x 7.50 Ft

4pc Bathroom 10.67 Ft x 4.92 Ft

Listing Presented By:



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