



# 59 Rivercrest Circle Calgary Alberta

\$549,900

PHENOMENAL CENTRAL LOCATION | NEW SIDING + NEW ROOF + NEW FURNACE! | 3 BED + 2 BATH | VAULTED CEILINGS | PRIVATE & LARGE SUNNY WEST FACING YARD WITH DECK | OVERSIZED INSULATED DOUBLE GARAGE WITH 60 AMP SUB PANEL | WALKING DISTANCE TO SHOPPING | \*\*\*QUICK POSSESSION AVAILABLE\*\*\* | Whether you're a first-time home buyer looking for a perfect starter home or an investor seeking a promising opportunity, this BEAUTIFULLY MAINTAINED property embodies TREMENDOUS VALUE & POTENTIAL in a FAMILY-FRIENDLY COMMUNITY. Your FRESHLY UPDATED home exudes WARMTH & COMFORT with it's soft & inviting neutral palette throughout! Your main floor living design is very FUNCTIONAL, and flooded w/ natural light & features VAULTED ceilings!! Enjoy preparing your favorite culinary dishes in your good sized kitchen w/ corner pantry, GAS stove & moveable island-- all open to your bright dining & living room -- ABSOLUTE IDEAL LAYOUT for entertaining family & friends!! Off your dining area are sliding side patio doors leading to your backyard oasis! The nicely REFRESHED upper level boasts TWO impressive BEDROOMS, an adorable child's room & the EXPANSIVE primary bedroom retreat features LARGE HIS & HERS CLOSETS, and TWO LARGE WINDOWS offering tons of natural light. A shared 4-pc bath completes the upper level. As you make your way down to the IMPRESSIVE LOWER LEVELS, you will immediately be greeted by a LARGE OPEN family room that can also be used as an office space/workout area or both! This area is the perfect ZEN SPACE for you to rejuvenate after a long day cozied up watching your favorite movie with a bowl of popcorn! This level is complete with a THIRD bedroom (non-egress window) and large 4-piece bathroom. The basement rec area is a VERSATILE addition-- ideal for a games room, guest bedroom (non-egress window), kids play area, hobby space, etc . \*\*UPDATES I...

Primary Bedroom 21.00 Ft x 13.67 Ft

Bedroom 11.00 Ft x 9.00 Ft

4pc Bathroom 11.50 Ft x 5.50 Ft

Recreational, Games room 21.50 Ft x 15.00 Ft

Furnace 20.50 Ft x 5.00 Ft

Bedroom 10.00 Ft x 8.00 Ft

4pc Bathroom 10.50 Ft x 7.50 Ft

Kitchen 11.50 Ft x 10.00 Ft

Dining room 10.00 Ft x 9.00 Ft

Living room 16.00 Ft x 11.50 Ft

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

Listing Presented By:



Originally Listed by:  
Real Estate Professionals Inc.

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Family room 21.00 Ft x 14.50 Ft