



# 28 Rivervalley Crescent Calgary Alberta

\$599,900

Welcome to Rivervalley Crescent! This fantastic home offers over 1,700 sq. ft. and has been lovingly maintained and updated throughout. The main level features beautiful hardwood flooring throughout, a bright and spacious front living room with bay window, a separate dining area, and a kitchen with an eating nook that overlooks the backyard. The cozy family room includes a wood-burning fireplace and access to the no-maintenance deck. An updated powder room completes the main floor. Upstairs, you'll find a large primary bedroom with a walk-in closet and a renovated ensuite featuring a walk-in shower. The two additional bedrooms are generously sized with ample closet space, and the renovated "spa-like" bathroom boasts a soaker tub. The basement offers an English-style rec room with a bar, a potential fourth bedroom (egress window required), a full bathroom, a laundry room with a wash sink, and plenty of storage. Outside, the landscaped backyard features a lower patio, an oversized single garage, and no-maintenance vinyl fencing. Additional updates include: a newer furnace, hot water tank, roof, windows, and no poly B piping! Situated within walking distance to shopping, transit, and Carburn Park, with convenient access to Glenmore and Deerfoot Trail, this home has it all. Don't miss out on this fantastic opportunity! (id:6769)

Recreational, Games room 15.17 Ft x 10.50 Ft  
Other 13.75 Ft x 12.50 Ft  
Bedroom 11.50 Ft x 10.50 Ft  
3pc Bathroom Measurements not available  
Laundry room 13.58 Ft x 10.50 Ft  
Living room 15.00 Ft x 11.17 Ft  
Dining room 11.50 Ft x 9.67 Ft  
Family room 13.00 Ft x 11.08 Ft

Kitchen 10.25 Ft x 9.58 Ft  
Other 8.33 Ft x 7.17 Ft  
2pc Bathroom Measurements not available  
Primary Bedroom 20.83 Ft x 11.17 Ft  
3pc Bathroom Measurements not available  
Bedroom 15.42 Ft x 13.83 Ft  
Bedroom 11.92 Ft x 10.08 Ft  
4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Realty Professionals

<http://www.tarrynhamilton.com>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca