



# 84 Rivergreen Crescent Calgary Alberta

\$669,000

Ready to step into Calgary's serene neighbourhood of Riverbend? Look no further than this stunning home, nestled by green spaces, upgraded for peace of mind, and prepared for your unique touch. Stepping into the home from the upgraded front porch you are greeted by a large entry foyer, living room, and hallway access to your storage closets + laundry room, half bathroom, and side entrance/exit. Passing the separate dining space you enter the heart of the home, with a modern equipped kitchen and family room bolstered with a real wood burning fireplace for those cozy winter evenings! Several large NE facing windows allow natural light to brighten the space further while also inviting you to step out onto your elevated balcony and soak in nature. Moving to the upper level this home is equipped with 2 full bedrooms their corresponding 4 piece bathroom, as well as your primary bedroom and attached walk-in closet + 4 piece ensuite bathroom. All of that combined with a finished walkout basement that includes a storage/utility room, oversized rec room + wet bar, and another 4 piece bathroom... you have access to over 2536 sq/ft of useable living space! Outside the sliding basement doors you have a large backyard plus a fully built separate patio for all your summer hosting needs. The private fence gate allows you to freely walk the green space and walking/bike paths adjacent to your backyard, and connects your property to open parks + playgrounds! Additional features in this home include the large double garage, fenced in dog-run by your side entrance/exit, and of course... NO POLY B PIPING! Not only does this home include modern touches, but it also provides peace of mind through its numerous upgrades that include: new washer/dryer in 2021, an upgraded porch/balcony/patio in 2022, new roof and gutters in 2023, FULL Poly B replacement in 2024, new fridge in 2025, and a bra...

4pc Bathroom 7.58 Ft x 6.83 Ft

4pc Bathroom 11.08 Ft x 6.75 Ft

Bedroom 12.67 Ft x 11.83 Ft

Bedroom 12.75 Ft x 11.00 Ft

Primary Bedroom 11.00 Ft x 18.33 Ft

4pc Bathroom 9.50 Ft x 7.83 Ft

Furnace 8.83 Ft x 7.92 Ft

2pc Bathroom 7.17 Ft x 3.25 Ft

Dining room 12.75 Ft x 9.25 Ft

Family room 14.67 Ft x 13.58 Ft

Other 16.33 Ft x 12.00 Ft

Laundry room 6.08 Ft x 8.92 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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Recreational, Games room 30.33 Ft x 27.00 Ft

Living room 11.42 Ft x 15.00 Ft

Storage 12.42 Ft x 8.33 Ft