

**71 Rivercrest Circle SE**  
**Calgary, Alberta**

**MLS # A2252320**



**\$539,900**

<b>Division:</b>	Riverbend		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,151 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	None, RV Access/Parking		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Gazebo, Landscaped, Lawn, Rectangular		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Storage		

**Inclusions:** TV mount, shed, gazebo, all window coverings

Welcome to Rivercrest Circle! This home boasts a renovated main level with wide plank laminate flooring throughout, a stylish new kitchen with sleek full-height cabinetry, matte stainless steel appliances, an island with pots-and-pans drawers, garbage pull-out, and additional seating. The updated powder room, spacious front living room with bay window, and a generous dining area complete this bright and functional level. The stairwell and upper landing have been updated with modern spindles opening the hallway leading to the spacious primary bedroom with a large closet, two additional bedrooms, and the main bathroom. The developed basement adds even more living space with a large rec room, laundry area, and ample storage. Step outside to the west-facing backyard that includes deck with gazebo, shed, RV parking and plenty of room for a future garage if desired. With the roof, siding, furnace, and hot water tank all replaced in the last 5 years, you can move in knowing the big items are already taken care of. Ideally located on a quiet street, this home offers quick access to Glenmore and Deerfoot Trail, Downtown, and the Foothills Industrial area.