

# \$724,900 - 44 Rivercroft Close Se, Calgary

MLS® #A2228060

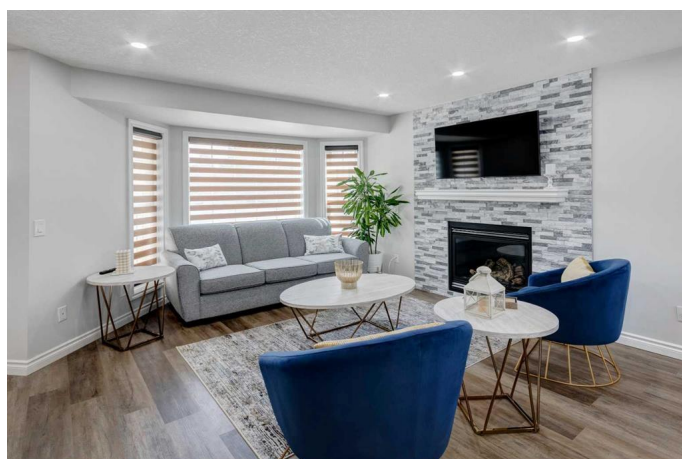
**\$724,900**

4 Bedroom, 4.00 Bathroom, 1,492 sqft

Residential on 0.10 Acres

Riverbend, Calgary, Alberta

This beautifully reimagined two-story walkout home has been fully renovated from top to bottom with high-end finishes, thoughtful reconfiguration, and modern upgrades in every room—just move in and enjoy! The main level showcases a bright open-concept living space with new pot lights, a striking faux stone fireplace wall, and a fully re-designed kitchen featuring quartz countertops, custom cabinetry, a new island, and top-of-the-line appliances. The new sliding door opens to a rebuilt elevated deck with waterproof flooring and aluminum railings—perfect for summer BBQs. The entrance has been reconfigured for better flow and space, including a new front door and custom mudroom-style layout. Upstairs, luxury vinyl plank floors run throughout, including all three bedrooms. The redesigned primary suite features a walk-in closet with built-ins and a completely reimagined spa-like ensuite with heated floors, floating double vanity, tiled shower with niche, and sleek glass door. The two secondary bedrooms include new organizers, lighting, and finishes. The upper hallway features updated railing, new lighting, and a refreshed guest bathroom. The fully gutted walkout basement adds exceptional value with a large rec room, electric fireplace, fourth bedroom, full bathroom, and a brand-new laundry room (washer/dryer 2023). The space includes all new flooring with cork underlay, new pot lights, and updated ceiling finishes. Exterior upgrades are just as impressive: Rebuilt upper and lower



decks with pot lighting and upgraded finishes, New lower concrete patio and landscaping with fire pit, pathway, shed, and fresh sod, Brand new roof (2023), siding (2024), eavestroughs, downspouts, fencing, and new cement walkway with stairs, New irrigation system (back), A/C unit (2024), and hot water tank (Dec 2024).Additional upgrades include all new doors, handles, baseboards, paint, lighting, and knockdown ceilings throughout the home. Located in a quiet, family-friendly neighborhood near Riverbend Centre, schools, shopping, scenic walking paths, and with quick access to Deerfoot and Glenmore Trailâ€”this home offers style, function, and peace of mind for years to come. Ask for supplements which hold a list of all renovated items.

Built in 1989

**Essential Information**

MLS® #	A2228060
Price	\$724,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,492
Acres	0.10
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	44 Rivercroft Close Se
Subdivision	Riverbend
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2C 3X2

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Central Vacuum, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, See Remarks, Vinyl Windows, Low Flow Plumbing Fixtures
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas, Basement, Family Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	BBQ gas line, Fire Pit, Storage, Awning(s)
Lot Description	Back Yard, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 6th, 2025
Days on Market	5
Zoning	R-CG

### Listing Details

Listing Office	Coldwell Banker Mountain Central
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