



GRASSROOTS
REALTY GROUP

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103 Riverside Way SE
Calgary, Alberta

MLS # A2295313



\$760,000

Division:	Riverbend		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,685 sq.ft.	Age:	1989 (37 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Many Trees, No B		

Heating:	High Efficiency	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, See Remarks, Separate Entrance		

Inclusions: N/A

Rare Riverfront Opportunity with Mountain Views & Walkout Basement! Experience a lifestyle of privacy and serenity in this meticulously maintained home backing directly onto the Bow River valley. Tucked behind a lush screen of mature trees, this property offers incredible privacy and expansive, unobstructed views of both the Mountains and the City Skyline. This is the rare find you've been waiting for: a spectacular location featuring a bright, full walkout basement—perfect for entertaining or multi-generational living. Significant High-Value Upgrades: * Full Poly-B Replacement (2024): Move in with total peace of mind; the entire home's plumbing has been professionally updated to modern standards. * Premium Exterior: Wrapped in commercially rated acrylic stucco and extensive rock work for superior durability and high-end curb appeal. * Modern Amenities: Chef-inspired kitchen with granite countertops and upgraded appliances (2023), including a 5-burner gas range and upright washer/dryer set. With vaulted ceilings, central air, and 98% newer windows, this spotless home is truly move-in ready. * Location & Convenience: Enjoy a secluded retreat just 10–15 minutes from Deerfoot Meadows (Costco, IKEA, T&T, etc), top-rated schools, and the Heritage C-Train station.