



**19 Riverstone Crescent SE  
Calgary, Alberta**

**MLS # A2301777**



**\$750,000**

<b>Division:</b>	Riverbend		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,763 sq.ft.	<b>Age:</b>	1991 (35 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Gazebo, Gentle Sloping, Landscaped, No Back Lane,		

<b>Heating:</b>	Electric, Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Fiberglass	<b>Condo Fee:</b>	-
<b>Basement:</b>	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>	Central Vacuum, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Pot Rack above Island, Shed, Gazebo with Sun Shade		

Open House Sat May 2, 2-430pm. Over 2700 sq ft of living, this turn-key home is beautifully renovated throughout. This one-owner home shows true pride of ownership and is ideally located in a culdesac close to schools, playgrounds, and shopping. Major updates have already been taken care of, including a new Class 4 hail-resistant roof (2023), mostly triple-pane windows (2022/2023), furnace (2025), garage heater (2026), and new garage door. The main floor features hardwood flooring and tile, a formal living and dining room, a separate laundry room, and a cozy family room with custom built-ins and an electric fireplace. The updated kitchen boasts custom cabinetry (2014) and flows perfectly for everyday living and entertaining, with a dedicated office space just off the family room. A convenient half bath completes this level, along with elegant custom staircase railings that add a modern touch. Upstairs offers new carpet, 3 bedrooms, and 2 full bathrooms with heated floors, including a spacious primary retreat with a 3-piece ensuite and a walk-in closet with custom shelving. The fully developed basement includes a large recreation room, 4-piece bathroom, and an additional bedroom (window not egress), complete with vinyl plank flooring installed over a subfloor for added comfort and durability. Step outside to a sunny south-facing backyard featuring a composite deck, gazebo with a sunshade—perfect for relaxing or entertaining. Bonus features include included home theatre components, making this home truly move-in ready. Approximately 3-4 blocks from future LRT STATION. Book your viewing! (some photos have been virtually staged)