



2452 Riverstone Road SE  
Calgary, Alberta

MLS # A2303494



**\$529,900**

<b>Division:</b>	Riverbend		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,060 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	On Street, RV Access/Parking		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<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>	Built-in Features, Closet Organizers, Open Floorplan, Storage, Walk-In Closet(s)		

**Inclusions:** None

Presenting an exceptional opportunity to enter the single-family home market with this beautifully updated 4-level split located on a quiet corner lot in the heart of Riverbend. This meticulously maintained residence features **4 bedrooms** and **2.5 bathrooms**, offering over **1,500 square feet** of thoughtfully designed living space. As you step inside, you'll be greeted by oversized south-facing windows that illuminate the bright and spacious living room, perfect for entertaining. The updated kitchen boasts modern white shaker cabinetry, stainless steel appliances, and ample counter space, seamlessly connecting to the adjoining dining area. On the upper level, discover three generously sized bedrooms, including a primary suite complete with a walk-through closet and a private two-piece ensuite bathroom. The common 4-piece bathroom serves the additional bedrooms, ensuring convenience for the entire family. The lower level presents versatile living options, featuring a family or games room, a fourth bedroom, and a three-piece bathroom. The basement offers additional space for a home gym, storage, laundry, and the utility room. Step outside to enjoy your own private oasis in the **fully fenced and landscaped backyard**, complete with a deck, concrete patio, and a dedicated area for a fire pit. The yard is designed for both relaxation and recreation, with double swinging doors providing convenient access for RV parking alongside ample storage in the sheds for tools and toys. Notable updates include a new **furnace and A/C (2021)**, updated flooring (2023), and improvements to the roof, fence, and most windows, ensuring peace of mind for years to come. Situated just steps away from Carburn Park and within close proximity to schools, shops, playgrounds, and quick access to Glenmore Trail, this home is ideally located for convenience and family

living. Pride of ownership is evident throughout this remarkable property, making it truly ready for its next loving family. **\*\*Book your viewing today and seize the opportunity to make this charming home your own!\*\***