



GRASSROOTS
REALTY GROUP

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256 Riverside Mews SE
Calgary, Alberta

MLS # A2326601



\$890,000

Division:	Riverbend		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,823 sq.ft.	Age:	1991 (35 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bidet, Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, Recessed Lighting, Smart Home, Sump Pump(s), Wet Bar		

Inclusions: None

A fully renovated smart home, thoughtfully designed to deliver exceptional comfort, efficiency, and modern living. Seamlessly integrated systems allow for remote control of key features, creating a home that is not only convenient, but also energy-conscious and secure. Extensively upgraded over the years, this residence showcases a high standard of quality and attention to detail. Improvements include spray foam insulation throughout the main level, garage, and basement, new windows, replacement of all poly piping, dual water filtration system, high-efficiency furnace with tankless hot water combination unit, sump pump, and a mini-split heat pump system with air conditioning. Additional features such as central vacuum, updated ductwork, and a durable 30-year roof further enhance the home's long-term value. Offering over 2,600 sq ft of developed living space, this 4-bedroom, 3.5-bathroom home is designed to maximize natural light from its desirable southern exposure. The interior blends functionality with refined finishes, including heated bathroom floors, app-controlled comfort systems, and a water softener. A striking linear gas fireplace anchors the living room, adding warmth and modern elegance. The kitchen is both sophisticated and highly functional, featuring a Jenn-Air refrigerator, Monogram induction oven, Braun downdraft ventilation, custom cabinetry, and waterfall dolomite countertops. Flowing effortlessly into the dining and living areas, the layout is clean, bright, and ideal for both everyday living and entertaining. The primary suite offers a private retreat, thoughtfully designed for relaxation, complete with a Bio Bidet toilet in the ensuite. The main bathroom features a jacuzzi tub with inline heater, while two additional bedrooms complete the upper level. The fully developed basement expands the living space with a gym or

fourth bedroom, office, recreation room with projector and surround sound wiring, wet bar, full bathroom, and a second laundry area. Exterior upgrades include stucco finished with water-resistant paint, an upgraded garage door, and a Chamberlain MyQ WiFi-enabled opener. Situated on a quiet cul-de-sac, the home is just steps from the Bow River pathways, parks, and Sue Higgins Dog Park, with convenient access to Deerfoot Meadows for shopping and dining. Quick connections to Glenmore and Deerfoot Trail provide easy commuting throughout the city. A rare opportunity to own a meticulously upgraded home that perfectly balances comfort, technology, and lifestyle. Some images have been virtually/digitally staged to illustrate possible furnishings and layout.