



GRASSROOTS
REALTY GROUP

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760 Riverbend Drive SE
Calgary, Alberta

MLS # A2326738



\$829,000

Division:	Riverbend		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,910 sq.ft.	Age:	1988 (38 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Front Yard, Rectangular Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: Emergency Water Tote

There are homes that have been renovated, and then there are homes where every update feels intentional. This Riverbend two-storey is one of those homes. One of the first things you'll notice is the front entry. The custom tile work is beautiful, but it's the compass inlay pointing to true north that really catches your eye. It's a small detail, but it says a lot about the care that has gone into this home. The layout is incredibly functional. The insulated front-attached garage has a convenient side door leading directly to a fenced dog run with pea gravel and two gates. If you have dogs, you'll immediately appreciate how well this was thought out. Inside you'll find a convenient mudroom space with a Miele washer and dryer and an updated powder room. The main floor offers two generous living spaces with hardwood flooring, soaring ceilings, and a two-sided wood-burning fireplace that brings warmth to both rooms. Whether you're entertaining or simply enjoying a quiet evening at home, there are plenty of spaces to gather or spread out. The kitchen has been extensively updated with refinished grey-washed white oak cabinetry, refreshed countertops, stainless steel appliances, reverse osmosis drinking water, and beautiful tile work throughout. It feels bright, practical, and built for everyday living. From the kitchen, the covered deck overlooks a peaceful yard complete with a calming water feature, newer fencing, RV parking, and plenty of room to enjoy a summer evening or morning coffee. Upstairs you'll find three spacious bedrooms and two fully renovated bathrooms. The primary suite is especially impressive with its vaulted ceilings, views over the green space across the street, and an ensuite finished with marble, travertine, granite, and custom tile work that feels more like something you'd expect in a boutique hotel than a typical family home. The

basement adds even more flexibility with a new kitchenette, dining area, living room, and bedroom. Whether you have extended family, older children wanting a little more independence, or you're simply looking for extra space to spread out, it offers plenty of possibilities. The list of updates continues behind the walls as well. The Poly-B plumbing has been completely replaced, triple pane windows throughout, the roof is 3 years old, and the home also features a newer furnace, tankless hot water system, and water softener. There is nothing you need to worry about for many years to come. Riverbend has always been one of those communities people stay in once they discover it. You're a quick walk from Carburn Park and the Bow River pathway system, easy access to Glenmore, Deerfoot, and Stoney Trail, making it easy to get anywhere in the city. Downtown is an easy commute, and future Green Line access will make getting around even more convenient. This is a home that has been cared for, improved with intention, and enjoyed over the years.