



**GRASSROOTS**  
REALTY GROUP

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**290 Riverview Park SE**  
**Calgary, Alberta**

**MLS # A2231817**



**\$835,000**

<b>Division:</b>	Riverbend		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,925 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage, Oversized		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Level, Pie Shaped Lot, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows		
<b>Inclusions:</b>	N/A		

Stunning Fully Renovated Home in Sought-After Riverbend. Welcome to this beautifully renovated gem in one of Riverbend's most desirable locations. Offering nearly 2,000 sq. ft. of thoughtfully designed living space, this home is packed with high-end upgrades and exceptional value. Fully redone from the studs up, it combines modern finishes with solid craftsmanship—ready for you to move in and enjoy. The main floor boasts a true open-concept design, defined by soaring vaulted ceilings and an abundance of triple-pane windows that flood the space with natural light. The chef-inspired kitchen features a massive island, Quartz countertops, premium stainless steel appliances, and more custom solid wood cabinetry than you'll ever need. Though professionally renovated a few years ago, the home still rivals new builds in both style and quality. Every major system has been upgraded—including the furnace, hot water tank, electrical, all plumbing lines (with all Poly-B piping removed), central air conditioning, water softener, and central vacuum. Lovingly maintained by a single occupant, the home remains in pristine condition with much of the space barely used. The Upper floor features two large bedrooms including a master suite with a breathtaking 5 piece Ensuite, that you would find in high end custom houses. The fully developed basement adds versatility with a large bedroom, full bathroom, spacious family room, and a summer kitchen—ideal for guests, or extended family. The oversized 22' x 27' heated garage is a standout, beautifully finished with high-quality cabinets and ample storage space. Both front and back yards are professionally landscaped, complete with mature trees, shrubs, and a full irrigation system. Enjoy the convenience of being just steps from schools, playgrounds, shopping, and the

natural beauty of Carburn Park. If you're looking for a truly special home with timeless upgrades and a prime location&mdash;this one belongs at the top of your list.