



GRASSROOTS
REALTY GROUP

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23 Riverstone Crescent SE
Calgary, Alberta

MLS # A2264294



\$599,000

Division:	Riverbend		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,226 sq.ft.	Age:	1991 (34 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Storage		

Inclusions: None

Beautifully refreshed and move-in ready, this bright and sunny family home in the highly sought-after community of Riverbend offers comfort, functionality, and warmth throughout. Featuring fresh paint on all levels, this well-maintained 4-bedroom, 3-bathroom home is ideal for families seeking space and convenience in a friendly neighbourhood. The main level showcases **HARDWOOD FLOORS**, **STAINLESS APPLIANCES**, vaulted ceilings in the great room, and a southwest-facing kitchen that fills the home with natural light. The kitchen offers newer stainless steel appliances, two pantries, and plenty of room for a breakfast table — perfect for casual family meals. Step outside to your freshly painted deck, lower patio, and sunny south-facing yard surrounded by mature trees — a great space for relaxing or entertaining. The spacious primary bedroom includes his and hers closets and a private 3-piece ensuite, while main-floor laundry adds everyday convenience. The fully developed basement features a large family room with a cozy gas fireplace, two additional bedrooms, a full bathroom, and a generous workshop/storage area — providing plenty of flexibility for family living. Additional highlights include an oversized double attached garage, a long driveway for extra parking, and recent upgrades such as a newer roof and furnace for peace of mind. Located on a quiet street close to schools, shopping, parks, bike paths, and the Bow River, this home truly has it all. Don't miss your chance to own this beautiful, turn-key property in Riverbend — schedule your private showing today!