



**19 Riverstone Crescent SE
Calgary, Alberta**

MLS # A2301777



\$759,900

Division:	Riverbend		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,763 sq.ft.	Age:	1991 (35 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Gazebo, Gentle Sloping, Landscaped, No		

Heating:	Electric, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle, Fiberglass	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Pot Rack above Island, Shed, Gazebo with Sun Shade		

Turn-key and beautifully renovated throughout, this one-owner home shows true pride of ownership and is ideally located in a culdesac close to schools, playgrounds, and shopping. Major updates have already been taken care of, including a new Class 4 hail-resistant roof (2023), mostly triple-pane windows (2022/2023), furnace (2025), garage heater (2026), and new garage door. The main floor features hardwood flooring and tile, a formal living and dining room, a separate laundry room, and a cozy family room with custom built-ins and an electric fireplace. The updated kitchen boasts custom cabinetry (2014) and flows perfectly for everyday living and entertaining, with a dedicated office space just off the family room. A convenient half bath completes this level, along with elegant custom staircase railings that add a modern touch. Upstairs offers new carpet, 3 bedrooms, and 2 full bathrooms with heated floors, including a spacious primary retreat with a 3-piece ensuite and a walk-in closet with custom shelving. The fully developed basement includes a large recreation room, 4-piece bathroom, and an additional bedroom (window not egress), complete with vinyl plank flooring installed over a subfloor for added comfort and durability. Step outside to a sunny south-facing backyard featuring a composite deck, gazebo with a sunshade—perfect for relaxing or entertaining. Bonus features include included home theatre components, making this home truly move-in ready. Book your viewing! (some photos have been virtually staged)