



**GRASSROOTS**  
REALTY GROUP

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**81 Riverwood Crescent SE**  
**Calgary, Alberta**

**MLS # A2302889**



**\$725,000**

<b>Division:</b>	Riverbend		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,898 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn, Private		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Ask Listing Agent		

\*OPEN HOUSE Saturday, April 25, 12PM-2PM\* Tucked away on a quiet, family-friendly street, this beautifully maintained and extensively upgraded two-storey home with a double attached garage offers approximately 1,900 sq ft of thoughtfully designed living space, featuring 3 spacious bedrooms and 4 bathrooms perfectly suited for growing families and those who love to entertain. Step inside and experience a bright, open-concept layout highlighted by 10-foot ceilings, rich hardwood flooring, and ceramic tile throughout. The main floor flows effortlessly, featuring a large family room, inviting living and dining areas, and a cozy fireplace that creates a warm and welcoming atmosphere. At the heart of the home, the kitchen is both functional and impressive, showcasing full granite countertops, a large central island, and premium appliances including a Viking dual-fuel gas stove with electric oven and JennAir refrigerator. Designed for connection and convenience, it's the perfect space for both everyday living and hosting. Upstairs, you'll find three generously sized bedrooms, including an exceptional primary retreat featuring a custom walk-in closet and a beautifully upgraded ensuite with heated floors, a spacious custom shower, and refined finishes throughout creating your own private space to unwind. The fully developed basement expands your living space with a huge recreation and bar area, ideal for entertaining, along with a convenient half bathroom for added functionality. Additional upgrades include an on-demand tankless hot water system, high-efficiency furnace (2023), and electronic air cleaner for year-round comfort. This home has been meticulously cared for and thoughtfully updated, featuring triple-pane All Weather windows, 30-year shingles, fresh paint, central vacuum rough-in, and is A/C ready. Step outside to your private, beautifully landscaped

backyard designed for low maintenance. It features a maintenance-free deck and fencing, a built-in BBQ gas line, shed, and a recessed Arctic Spa 8-person hot tub, creating the ultimate outdoor retreat for relaxing or entertaining in every season. Additional highlights include a fully insulated garage, Hunter Douglas window coverings, and quality Kenmore washer and dryer. Located in the highly desirable Riverbend community, you're just minutes from parks, schools, shopping, and major roadways offering the perfect balance of comfort, convenience, and lifestyle. This is more than just a home. It's where space, care, and thoughtful upgrades come together to create a place you'll truly love living in. Don't miss your opportunity to make it yours.