



**12 Riverwood Crescent SE  
Calgary, Alberta**

**MLS # A2206043**



**\$739,900**

<b>Division:</b>	Riverbend		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,737 sq.ft.	<b>Age:</b>	1993 (32 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, 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>	Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** Front and Back Doorbell Cameras

Welcome to this beautifully upgraded home in the sought-after community of Riverbend, featuring 4 bedrooms, 3.5 bathrooms, and a thoughtfully designed layout perfect for families. The bright and spacious main floor offers both comfort and functionality, with a welcoming living room, a formal dining room, and a cozy family room complete with a fireplace—ideal for entertaining or relaxing. The upgraded kitchen is a chef’s dream, showcasing stainless steel appliances, granite countertops, a large island for meal prep or casual dining, and a generously sized pantry for all your storage needs. The main floor boasts new laminate flooring for a stylish yet durable finish, along with a convenient laundry room and a 2-piece bathroom for easy daily living. Upstairs, the second floor provides a tranquil retreat. The primary bedroom features a 4-piece ensuite bathroom, perfect for relaxing after a long day. Two additional bedrooms offer ample space for family or guests, and a shared 4-piece bathroom ensures convenience for all. The fully finished basement offers even more living space to suit your lifestyle. A versatile flex area can be used as a playroom, home office, or gym. The basement also features a theatre room equipped with a projector, screen, and home speakers, creating the ultimate setup for movie nights. Plush carpeting throughout adds warmth and comfort. Additionally, the basement includes an extra bedroom and bathroom—ideal for hosting guests. Further upgrades include a newly installed furnace and electrical panel and the complete removal of Poly-B throughout the house for added peace of mind! Step outside to a fully fenced backyard designed for outdoor enjoyment. The spacious deck is perfect for summer BBQs and gatherings. The yard also features a dedicated trailer parking space, offering additional functionality for your

lifestyle. The front of the home is enhanced by permanent outdoor lighting and the roof has been recently redone, adding ambiance and curb appeal. The home is complete with a 2-car attached garage, new air conditioner for year-round comfort, a Nest thermostat, and front and back door cameras for added convenience and security. Located in the vibrant community of Riverbend, this home provides the perfect blend of urban amenities and natural beauty. Enjoy the scenic Bow River pathways for walking, biking, or jogging, and take advantage of nearby schools, parks, and playgrounds. Riverbend also offers excellent shopping and dining options, along with quick access to major roadways, making it a highly desirable place to call home. Don't miss out on this stunning property!