

179 Riverstone Crescent SE
Calgary, Alberta

MLS # A2343739



\$755,000

Division:	Riverbend		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,736 sq.ft.	Age:	1990 (36 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Few Trees, Garden, Gazebo, Lawn, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Pantry, Quartz Counters, See Remarks, Smart Home, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Wi-fi-enabled electronic front door lock, Wi-fi-enabled Gemstone permanent LED exterior lighting, W-fi enabled garage door opener with smartphone connectivity

Welcome to a BEAUTIFULLY MAINTAINED AND EXTENSIVELY UPGRADED FAMILY HOME offering an exceptional combination of modern finishes, thoughtful renovations, smart-home convenience, and outstanding indoor and outdoor living spaces. This impressive home features 3 BEDROOMS + 1 ROOM IN FULLY DEVELOPED BASEMENT making it an ideal opportunity for growing families. Enjoy the peace of mind that comes with a NEW ROOF, NEW EAVESTROUGHS AND DOWNSPOUTS, updated exterior finishes like VINYL SIDING, PREMIUM HARDIE BOARD SIDING, and attractive STONE ACCENTS. The home also features NEW TRIPLE-PANE WINDOWS AND ENERGY-EFFICIENT EXTERIOR DOORS, helping enhance comfort and energy efficiency. Adding more curb appeal and convenience is WI-FI-ENABLED GEMSTONE PERMANENT LED EXTERIOR LIGHTING, perfect for year-round ambiance, enhanced security, and effortless holiday lighting. Step inside to discover a warm interior showcasing ELEGANT MAPLE ENGINEERED HARDWOOD FLOORING on the main floor and portions of the upper level, complemented by LUXURY VINYL PLANK FLOORING. The beautiful MAPLE HARDWOOD STAIRCASE WITH STAINLESS STEEL HANDRAILS AND GLASS RAILINGS creates a modern adds a stunning architectural feature to the home. The main floor offers a functional layout with multiple spaces for everyday living and entertaining. At the heart of the home is the FULLY RENOVATED CHEF-INSPIRED KITCHEN, featuring impressive CEILING-HEIGHT CABINETRY WITH PREMIUM PLYWOOD CONSTRUCTION AND MAPLE SHAKER DOORS, upgraded lower drawers for improved organization. The kitchen is further enhanced with 1-INCH QUARTZ COUNTERTOPS, a timeless SUBWAY TILE BACKSPLASH, built-in

under-cabinet lighting, stylish pendant lights, and recessed lighting. A FARMHOUSE STAINLESS STEEL SINK, pull-out wire shelving for cookware, premium chimney-style stainless steel range hood, and all STAINLESS STEEL APPLIANCES complete this impressive kitchen. Upstairs, the thoughtfully designed layout offers a spacious PRIMARY RETREAT WITH A 3-PIECE ENSUITE AND WALK-IN CLOSET, along with TWO ADDITIONAL GENEROUSLY SIZED BEDROOMS and a full 4-PIECE BATHROOM. The convenience of UPPER-FLOOR LAUNDRY makes everyday family living even easier. The FULLY DEVELOPED BASEMENT features RECREATION ROOM, ROOM WITH A WALK-IN CLOSET, storage space and utility area. Comfort and convenience continue throughout the home with a HIGH-EFFICIENCY DIRECT-VENT FURNACE, WI-FI-ENABLED SMART THERMOSTAT WITH RECIRCULATION MODE, WHOLE-HOME HUMIDIFIER, a recently replaced ENERGY-EFFICIENT HOT WATER TANK WITH POWERED ANODE ROD, and a WHOLE-HOME WATER SOFTENER SYSTEM. Additional features include a CENTRAL VACUUM SYSTEM WITH AN ADDITIONAL GARAGE OUTLET and a HEATED GARAGE for comfortable year-round access. Step outside onto the REFINISHED WIDE DECK WITH INTEGRATED ACCENT LIGHTING, 12x12 CEDAR GAZEBO WITH METAL ROOF, PERIMETER FENCE WITH LOCKABLE WIDE GATES. Conveniently located within walking distance to SCHOOLS, TRANSIT, PARKS AND BOW RIVER PATHWAY.