

**52 Riverstone Crescent SE
Calgary, Alberta****MLS # A2240106****\$769,900**

Division:	Riverbend		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,304 sq.ft.	Age:	1991 (34 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Many Trees,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Breakfast Bar, Ceiling Fan(s), French Door, Granite Counters, Kitchen Island, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows

Inclusions: All Wall Mounted TV Brackets, Garage Remote(s), Garage Heater, Irrigation Controller, Gemstone Lights, 2 Decorative Lights on Either Side of Garage Door, Exterior Security Cameras, 2 Exterior Decorative Garage Lights on Either Side of the Door.

Once in a while, a home comes to market that truly stands out—and 52 Riverstone Crescent SE is one of those rare finds. Lovingly cared for by the same owners for 26 years, this beautifully maintained and fully finished bi-level offers over 1,300 sq ft of above-grade living space, with 5+ bedrooms and 3 full bathrooms. From the moment you arrive, pride of ownership is unmistakable. The exterior is immaculate, enhanced by professional landscaping, accent lighting, and Gemstone lighting on both the front and back of the home—perfect for every season. Step inside to soaring vaulted ceilings and an inviting open-concept main level that’s filled with natural light. Updated vinyl plank flooring flows seamlessly throughout, complementing the beamed ceilings and the spacious living, dining, and kitchen areas. The kitchen features a large central island with granite countertops and plenty of space to gather. Just off the dining area, a door leads to a fully enclosed 3-season sunroom—an ideal retreat to enjoy the outdoors while staying protected from the elements. The lower level is fully developed and offers even more flexibility, with two additional bedrooms and a flex room that could easily function as a sixth bedroom, home gym, or office. A large family room with a cozy gas fireplace creates the perfect spot to unwind. You’ll also find a 4-piece bath, a dedicated laundry room, and ample storage. The double attached garage is both heated and wired for 220V—ready for hobbyists or extra utility. Recent updates include the hot water tank, central air conditioning, sunroom enclosure, roof, siding, all soft metals plus, Mularkey Shingles with a high wind and hail rating! Outside is equally impressive with underground irrigation, concrete curbing, mature trees, vinyl fencing and carefully curated landscaping. This home sides onto a large green space and

is surrounded by beautiful biking and walking paths. It's just steps to local parks, ball diamonds, and schools, and a short drive from Carburn Park and the Bow River. Living in Riverbend means being part of a well-established, family-friendly community with quick access to downtown, scenic nature escapes, excellent schools, and a strong sense of community spirit. If you've been waiting for a home that blends comfort, quality, and location—this is the one. Book your showing today!