

76 RIVERSIDE WAY SE

CALGARY, ALBERTA

1190 SQFT | 3 BED | 2.5 BATH

Backing green space and just steps to Carburn Park

HELLO,
Gorgeous!

This home offers something far more valuable than surface updates — true peace of mind. With the roof, high-efficiency Lennox furnace, 50-gallon hot water tank, and full Poly-B remediation to PEX all completed in 2024, the major investments have already been made, allowing the next owner to move forward with confidence and stability. Backing Green Space with Pathway Access

Major Mechanical & Systems

- High-Efficiency Furnace: New Lennox Elite (2-Stage, Variable Speed, 10-Year Warranty) – Sep 2024
- Air Conditioning: Lennox Central AC (Extended warranty until Aug 2026) – Aug 2016
- Hot Water Tank: New 50 Gallon (12-Year Warranty) – Jan 2024
- Plumbing (Poly-B Remediation): All Poly-B piping has been fully replaced with Pex throughout the home. Final phase and City Inspection completed Feb 2024.
- Fireplace: Napoleon Gas Insert 1994 (most recent Service check by BBQ Galore in Jan 2024).
- Vacuum System: Built-in Vacuflo system with all attachments included.
- Maintenance History: Enrolled in a regular service program with Arpi's for the last 3 years; annual plumbing inspections also performed.

Exterior & Building Envelope

- Roof: Full replacement by Active Exteriors – Aug 2024
- Windows: All new double-pane windows with metal cladding exterior trim – Jan 2013
- Eavestroughs: Oct 2020
- Stucco: Professionally painted – Jun 2020
- Garage Door: New overhead door installed – Jun 2020
- Entryway: Side lights at front door replaced – 2025

Kitchen & Bathrooms

- Custom Kitchen: Cherry hardwood cabinetry, granite countertops, hidden storage, and garbage pullouts. 2013
- Includes a 5-burner gas stove with electric dual oven
- Ensuite Bathroom: Professionally renovated with custom cabinets, granite counters, heated floors, and a walk-in shower featuring Grohe 3-way water/body sprays – 2010
- Main Bathroom: Professionally renovated with custom cabinets and granite counters – 2011

Interior Finishes & Layout

- Primary Suite: Custom built ins , with Built in Head board. massive walk-in closet with 3 walls of California Closet built-ins.
- Fresh Paint: Primary bedroom, ensuite, walk-in closet, and spare room freshly painted – 2026
- Doors & Trim: Newer white interior doors throughout.
- Lower Level Flex Area: High-quality custom cabinetry for significant storage
- Dedicated wine room (cabinets and wine stand stay with the home).
- Stairs: Carpet stair treads are easily removable if preferred.

Outdoor Living & Landscaping

- Fencing: New 2-tone vinyl fence with two locking gates (covers rear and full side of the double lane property) – Jun 2020
- Upper Deck: "Composite" rustic walnut wood deck complete with gas BBQ hookup – Jun 2018
- Lower Patio: Creative brick-red stamped concrete with a gas hookup for a fire table (table not included) – Jun 2006
- Backyard Extras: Gazebo included (includes two sets of drapes); private lot with no neighbors directly behind.

Location Highlights

- Prime Location: Situated just one block from the path Carburn Park (5 Min Walk) and the Bow River pathway system.

LET'S MAKE YOUR NEXT MOVE A POSITIVE ONE!

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