



**GRASSROOTS**  
REALTY GROUP

**587-777-7276**  
yuri@grassrootsrealtygroup.ca

**144 Cranbrook Gardens SE**  
**Calgary, Alberta**

**MLS # A2222374**



**\$935,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,888 sq.ft.	<b>Age:</b>	2022 (3 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, Low Maintenance Landscape, No Neighbours Behind, See Remarks		

<b>Heating:</b>	Central, Electric, ENERGY STAR Qualified Equipment	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bidet, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Smart Home, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data

**Inclusions:** N/A

Riverstone has it all. And here it is, your pristine, unique family home. One of the few that back onto a beautiful pond which offers NGE level waterfowl, spring through late fall: And so close to Bow River pathways! Brookfield Residential designed this home for the original owner with many many high end upgrades to their lovely Rundle plan. You'll enjoy over 2600 sq ft of finished living space. The open style main living space has soaring 10' ceilings, 8' doors, and upscale touches everywhere. This kitchen has the full meal deal treatment with a custom package. Soft close reinforced drawers, luxury backsplash tiling plus a widened and raised island of white quartz, Stainless steel appliances including a chimney hood fan, microwave and a gas range. Joining your guests will be a pleasure in the main living area, with its large dining area where meals are a joy with a view. This main living area has wide windows and a sliding door opening onto a full length extended deck with glass railings, of course. It overlooks the custom designed backyard and the huge pond. All together, creating a tranquil living space all year round. The rear deck is the perfect place to soak up the sun all year long. The large master suite with its 'wide screen' window, overlooks the pond and has a gorgeous ensuite, fully glass tiled walk-in shower & a bidet, opening to a luxury sized walk-in closet. Two more bedrooms one with an oversize closet grace the upper level. there's also bonus area that easily makes space for work out or work/play. A 4 pc bathroom and full laundry room complete the 2nd level. The flex family/living room in the walk out could be a home gym/games area. It has a wet bar with sink & up graded wiring for additional appliances. Also, there's a washer dryer hook up in the storage area to make for even more possibilities and independent living! there's the 4th bedroom here with its

beautiful view too. A 4 pc bathroom with linen closet round out the walkout with potential. Sliding doors lead to the fully covered paving stone patio overlooking the backyard & pond. This zen xeri-scaped yard has had 65K in custom designed professional landscaping, including a unique staircase from the deck that makes access to the beautiful yard & green space pond area so easy. Completing this home is an insulated double attached garage with custom wrap around deep & sturdy shelving for all of your extras. Plus, plus, you've got RO system for extra filtered drinking water, trash compactor & hot tap on demand for those quick teas and specialty coffees... Yet Another bonus? yes, your 12 ft walk-in master closet with its own skylight!! Of course, you'll enjoy the central A/C to stay cool all summer long. this wonderful home has all of the things and more that you would have added yourself, but all done and move in ready!. Riverstone is well recognized as a natural wonder neighbourhood. - Note: Pond view homes are rare on the market. Get yours.