



**1195 Cranbrook Gardens SE
Calgary, Alberta**

MLS # A2292006



\$1,039,000

Division:	Cranston		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,684 sq.ft.	Age:	2019 (7 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Corner Lot, Garden, Landscaped, Level, Other, Private		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: Central Air Conditioner, Exterior Nest Cameras and Doorbell, TV Wall Mount/Brackets, Window Coverings, Shed

Welcome to this stunning luxury bungalow with an upper loft nestled in the heart of the highly sought-after Riverstone community in Cranston. Surrounded by nature and located along the edge of the Bow River, Riverstone offers breathtaking scenery, tranquil walking paths, and an unmatched sense of peaceful living. Perfectly positioned on a corner lot backing directly onto a pathway, this exceptional home offers the rare combination of refined indoor living and serene outdoor surroundings. With over 2,900 sq ft of developed living space this thoughtfully designed home offers a total of five bedrooms, making it ideal for both growing families and those looking to downsize. Step inside to an inviting open-concept layout highlighted by wide-plank flooring, soaring 10-foot ceilings, and elegant 8-foot doors throughout the main level. Natural light floods every corner through the array of additional east facing windows. The expanded gourmet kitchen features a sprawling island, beautiful quartz counters, upgraded stainless steel appliances, a beverage fridge, large pantry, and custom ceiling height cabinets - perfectly designed for those who like to cook and entertain. The dining area easily accommodates larger dinner gatherings and flows seamlessly into the spacious great room with views of the perfectly manicured back yard. The primary suite is a true sanctuary, complete with a luxurious ensuite that features dual vanities, a fully tiled walk-in shower, a soaker tub, and a walk-through closet connecting to your main floor laundry room. This home also features a rare and highly sought-after upper bedroom/loft with a walk-in closet, offering exceptional flexibility for use, including as an office space. A stylish 2-piece powder room and large mudroom complete the main level. The fully finished lower level expands the home's living space with a

large open recreation and family area, perfect for movie nights or entertaining. In-floor heating throughout ensures year-round comfort, while three additional bedrooms and a full four-piece bathroom offer flexible options for guests, teens, or extended family. The backyard is a professional masterpiece featuring a large tiered deck, a patio, shed, and a cozy firepit area. An abundance of trees, shrubs, and vibrant perennials are perfectly arranged to create both beauty and a serene, private space for relaxation. This home truly reflects pride of ownership; every feature is thoughtfully designed and maintained to the highest standards. Additional upgrades including central A/C, exterior security cameras, extended garage, 36" bathroom vanities, and high-end lighting, enhance this home's beauty.