



**GRASSROOTS**

REALTY GROUP

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**82 Cranbrook Crescent SE  
Calgary, Alberta**

**MLS # A2295578**



**\$989,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,349 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub		

**Inclusions:** One garage remote, Amplifier and speaker switch for built-in speakers

This exceptional contemporary estate residence in Riverstone by Cedarglen Homes offers 3,134 square feet of upgraded living space, perfectly suited for families & multi-generational living. Curb appeal is evident with extra wide exposed aggregate driveway, a spacious landing & a luxurious modern glass-paneled front door with sidelight panels. The expansive main level offers 9 foot knockdown ceilings, a seamless open concept layout, featuring a spacious living room with a sleek linear gas fireplace & full-height, large-scale tile. The bright dining area features a brick facade & premium, full-height west facing casement windows that bathe the space in natural light. The gourmet kitchen is both functional & refined, showcasing full height, book matched flat panel walnut cabinetry, a distinctive brick facade backsplash, quartz countertops, a massive island complete with an undermount sink, beverage fridge, dishwasher, inviting breakfast bar seating & a premium appliance package. Upstairs, the primary bedroom offers a spa-inspired 5 piece ensuite complete with dual sinks set in a floating cabinet, a soaker tub, an oversized double shower with a seating bench & full height subway tile, built-in linen storage & direct access to an expansive walk-in closet. The large bonus room, featuring a vaulted style ceiling, built-in speakers & abundant windows creates a warm & versatile gathering space. Two great sized bedrooms share a thoughtfully designed five piece bathroom with an extra wide double sink vanity, a raised cabinet, a subway tile backsplash, tiled flooring, plus a separate water closet, tub & shower room. The spacious laundry room has upper cabinets, a hanging rod & tile flooring. The fully developed walkout basement presents a self-contained living space ideal for extended family or guests, featuring a complete kitchen with high gloss flat panel

cabinetry, subway tile backsplash, full sized appliances & a stylish 3 piece bathroom with a full width, tiled shower. The spacious bedroom features a massive egress window & white brick feature wall. The large living area has its own feature wall & luxury vinyl plank flooring, separate heating control, a dedicated stackable laundry set, dual French doors open onto a full width wood plank covered balcony overlooking the expansive, west facing, fully fenced backyard, landscaped with mature columnar aspen trees. The oversized 24' x 22' garage is fully insulated & drywalled. It is equipped with a gas heater, an 8 foot high door & a convenient mezzanine style storage area. Outdoor living is equally impressive, with a full-width, extra deep west facing Duradeck balcony designed for relaxation & entertaining. Highlights include engineered hardwood flooring, built-in speakers, elegant brick wall treatments, metal spindles, triple glazed casement windows with premium blinds, a Kinetico water system, soundproofed lower level insulation, gas lines to both the BBQ & kitchen plus a professionally landscaped yard.