



**13 Cranbrook Cove SE  
Calgary, Alberta**

**MLS # A2296132**



**\$950,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,164 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Environmentally Sensitive		

<b>Heating:</b>	Central, High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Countertops, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	None		

Live in Cranston's exclusive Riverstone with this two-storey family home, with almost 3000 sqft of developed living, walking out directly onto natural amenities. Your next home features an expansive 140 ft lot, providing a deep backyard that walks out to peaceful ponds and scenic walking paths. The smart floor plan includes 4 bedrooms and 3.5 bathrooms, placing all bedrooms on the upper level alongside a spacious bonus room. The open-concept main floor features 9 foot ceilings and oversized windows that frame direct sightlines to the water and trails behind. A gourmet kitchen anchors the home with an 8-foot island, quartz countertops, stainless steel appliances, and an extended walkthrough pantry for generous storage and prep space. Upstairs, the primary suite serves as a private retreat with a 4-piece ensuite, deep soaker tub, glass shower, large vanity with a makeup area, and a large walk-in closet. Recent interior upgrades include new lighting throughout, including chandeliers, ceiling fans, and pot lights. The fully developed walkout lower level, finished in 2025, adds over 730 sq ft of functional living space with a wet bar/kitchenette, large recreation room, office nook, full 3-piece bath, and dual storage rooms. An insulated, attached double garage completes the functional layout. Enjoy multiple outdoor living options, including an expansive upper deck with a natural gas hookup, an oversized ground-level patio, and meticulously maintained landscaping. Access the Bow River and regional pathway system right from your back gate. This location offers quick access to Deerfoot and Stoney Trails and sits minutes away from the Seton YMCA, excellent schools, and diverse shopping and dining. Do not miss this opportunity to bring your family to Cranston's most desirable upscale enclave.