



**152 Cranbrook Gardens SE**  
**Calgary, Alberta**

**MLS # A2297872**



**\$950,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,157 sq.ft.	<b>Age:</b>	2021 (5 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, Backs on to Park/Green Space, Creek/River/Stream/Pond, Environ		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Separate Entrance, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s)

**Inclusions:** Window coverings & blinds (including curtains, curtain rods, drapes, and sheers), All wall and ceiling mounted light fixtures, Garage door opener & associated remote(s), TV wall mount, Backyard gazebo

Welcome to an exceptional offering in the prestigious Riverstone community, where refined living meets everyday convenience. Boasting 2,836 SqFt of exquisitely upgraded living space, this 4-bedroom, 3.5-bathroom split-level home is thoughtfully designed for both family life and elevated entertaining. The chef-inspired kitchen is a true centerpiece, featuring quartz countertops, ceiling-height cabinetry, a custom tile backsplash, glass cabinet accents, and a premium built-in gas range with wall oven and microwave. A pot filler and expansive pantry complete the space, making it as functional as it is beautiful. Upstairs, three spacious bedrooms offer oversized closets and expanded windows, while the luxurious 5-piece ensuite impresses with a standalone tub and full tile extended shower. The fully developed basement is bright and inviting with 9.5-foot ceilings, oversized windows, and a large sliding glass door. It includes a generous recreation area, fourth bedroom, office, and a convenient full bathroom with a walk-in tile shower. Outdoors, the extensively landscaped tiered backyard is a private oasis, featuring multiple seating areas, brushed concrete steps, unique hexagonal paving stones, and striking rock walls. A full-width balcony enhances your outdoor living experience. Surrounded by parks, wetlands, and scenic Bow River pathways, and just 3 minutes to Stoney Trail, this home offers the perfect blend of luxury, lifestyle, and location for the discerning buyer.