



**142 Cranbrook Park SE**  
**Calgary, Alberta**

**MLS # A2298372**



**\$1,250,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,705 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<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>	Bar, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	Shelves in garage, bar fridge and microwave in bar		

Welcome to your dream home in the heart of Cranston's Riverstone backing onto a forested green belt and pathway leading to the Tree Park. Offering 3,653 SF of developed living space with 3+1 bedroom, 3.5 bathrooms, a walk-out basement and a rare over-sized double garage (20'x25'). Enter into a large foyer with soaring 2 storey height ceilings where the main floor is flooded with natural light from the wall to wall windows. The chef's kitchen features high end stainless steel appliances (including a gas cooktop and a smart refrigerator), large center island with eat bar, quartz countertops, cabinetry extended into dining area and a walk-through pantry. Designer lighting and green space views highlight the dining space with patio sliders that lead to the expansive 28'x12' maintenance free deck encouraging an easy indoor/outdoor lifestyle. The living room also enjoys backyard views and a cozy gas fireplace. A home office, powder room and mud room complete this space. Upstairs you will find a grand vaulted bonus room, conveniently located laundry room and a primary bedroom with walk-in closet and a spa-like ensuite boasting dual vanities, a deep soaker tub and an oversized shower. Both addition bedrooms have walk-in closets and share the 5-piece bathroom. Gather, entertain and unwind in the developed basement with a full service wet bar, family room with a second fireplace and walkout access to the paved and covered 28'x12' patio, 4th bedroom and a 4 piece bathroom. You will LOVE summer entertaining in your maintenance free backyard with artificial turf and dedicated firepit area. Upgrades not be overlooked include central AC, sound proof furnace room with 2 furnaces for dual stage, 5.1 channel home theater wiring, wide internet socket in every room, high-end under lay in basement carpet and painted walls in the garage. Outdoor enthusiasts will love this prime

location with miles of riverside pathways, world renowned fishing in the Bow River and community HOA gives access to a private clubhouse with sports courts, spray park, skating rink and playground. Mere minutes to an array of restaurants, shopping, YMCA and Seton Hospital...do not miss this opportunity and book your showing today!