



96 Cranbrook Way SE  
Calgary, Alberta

MLS # A2303851



**\$999,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,583 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Irregular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic 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, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Quartz Counters, Soaking Tub, Walk-In Closet(s), Wet Bar		

**Inclusions:** n/a

**\*\* OPEN HOUSE, SUN, MAY 17, 1:30PM - 3:30PM \*\*** Located in Riverstone in Cranston, this newly completed two-storey offers over 3,775 sq.ft. of finished living space and is ready for immediate possession. Positioned steps from the Bow River and Fish Creek Park, the setting provides direct access to extensive pathway networks and one of Calgary's most sought-after natural environments. This 7 Bedroom, 4 full bathroom home is defined by its scale and natural light. The main floor features luxury vinyl plank flooring, expansive rear-facing windows, soaring open-to-above ceilings in the living room, and a layout designed for open sightlines. The kitchen is finished with quartz countertops, ample cabinetry, and a functional workspace that integrates seamlessly with the main living and dining areas. A rear deck extends off the main level, providing a direct connection to the backyard. The upper floor continues the architectural consistency with large windows, open-to-below features, and well-scaled rooms with an abundance of natural light. 4 Bedrooms, 2 bathrooms, laundry area and open family room complete this spacious upper level. There is another private deck off of the Primary Bedroom to enjoy your morning coffee. The exterior presents a clean, modern profile with Hardie plank siding, stone detailing, and large-format windows. An oversized double attached garage provides space for your vehicles, toys and still have room for more vehicles on the large driveway. The fully developed basement includes a separate entrance, adding flexibility to the overall layout and use of space. Downstairs you will find a large rec room, wet bar, 2 large bedrooms with walk-in-closets, full bathroom and lots of storage space. The lot is fully fenced and offers a wide footprint. \*Landscaping to be completed when the weather cooperates\* This newly built home in

an established estate enclave, combining immediate possession with direct access to river pathways, green space, and the amenities of Cranston. Call your Realtor for a tour today.