



**GRASSROOTS**  
REALTY GROUP

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**39 Cranbrook Crescent SE  
Calgary, Alberta**

**MLS # A2304648**



**\$924,900**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,494 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, In Garage Electric Vehicle CH		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Low Maintenance Landscape, No Back Lane, See R		

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

**Features:** Bidet, Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Smart Home, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data

**Inclusions:** N/A

An extraordinary offering in the prestigious Riverstone enclave of Cranston, this meticulously curated residence presents over 3,500 sq ft of beautifully developed living space, where timeless elegance meets modern sophistication. The main level is defined by soaring 9' ceilings, stately 8' doors, and rich hardwood flooring, creating a seamless sense of scale and refinement. A private front office, framed by designer barn doors, offers a distinguished and tranquil workspace. At the heart of the home, a French country-inspired kitchen is both elegant and functional—featuring a generous island, gas cooktop, built-in wall oven and microwave, and a discreet walk-through pantry. Quartz counter tops. Thoughtfully designed for both daily living and elevated entertaining, the adjoining dining area extends effortlessly to a screened outdoor lounge with a remote-controlled awning, offering a truly refined indoor-outdoor experience. The living room is warm and inviting, anchored by a custom fireplace with mantle. A well-appointed mudroom and laundry, ideally situated off the garage, enhances everyday functionality while maintaining the home's polished aesthetic. Upstairs, a thoughtfully designed layout offers both privacy and indulgence. The primary retreat is a sanctuary of comfort, complete with a spa-inspired ensuite featuring a deep soaker tub, dual vanities, glass-enclosed shower, and a private water closet. Two additional bedrooms are equally impressive, each offering their own ensuite bath and walk-in closet, while a generous bonus room creates a natural separation for refined family living. The fully developed lower level continues the home's elevated design, featuring a sophisticated wet bar with custom millwork, expansive recreation space, an additional room, dedicated fitness area and a 3

pcs bathroom. &mdash;all finished with durable luxury vinyl plank flooring. Outdoors, the grounds are beautifully curated for effortless living, featuring a screened gazebo with hot tub and low-maintenance artificial turf, allowing for year-round enjoyment without upkeep. The garage is finished with epoxy flooring and includes an electric vehicle charging station, offering both practicality and a clean, polished finish. Perfectly positioned near the Bow River pathways, parks, and the exclusive amenities of Century Hall Cranston Residents Association, this residence offers a lifestyle defined by nature, community, and quiet luxury. A distinguished home for the most discerning buyer.