



**60 Cranbrook Cape SE
Calgary, Alberta**

MLS # A2306200

\$1,159,900



Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,428 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Soaking Tub, Walk-In Closet(s)		

Inclusions: Garage Heater

Outstanding location in Cranston Riverstone backing onto a protected escarpment connected to Fish Creek Park where wildlife roams daily; this newly built home offers stunning views of the greenspace, is just steps from the Bow River, and showcases luxury finishes throughout, featuring a lofted main floor living area filled with abundant natural light and one of the few walkout basements situated on a quiet cul-de-sac; the upper level includes a bright and centrally located bonus room, three bedrooms including a spacious primary retreat with a luxurious ensuite, an additional full bathroom, and a convenient laundry room; the breathtaking main floor presents an open-concept design with a gourmet kitchen offering island seating, glass sliding patio doors that flood the space with natural light, a gas fireplace, a walkthrough pantry connecting to a spacious mudroom, and a heated attached garage; the fully developed walkout lower level includes a gym, bedroom, full bathroom, and a generous recreation space; premium upgrades include enhanced lighting throughout, upgraded appliances with a custom wood range hood, a butler's pantry with pull-out storage drawers, a wine fridge with an additional sink, an extended kitchen island with added storage, thick quartz countertops with a waterfall edge, engineered wood flooring on the main level and staircase, upgraded windows and patio doors for enhanced natural light and views, a reinforced aggregate patio with wiring for a future hot tub or outdoor sauna, a large full-width deck with a gas line for BBQ, privacy walls and durable deck covering, as well as central air conditioning to keep cool during the summer months.