



GRASSROOTS
REALTY GROUP

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19 Cranbrook Crescent SE
Calgary, Alberta

MLS # A2307036



\$950,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,464 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Rectangu		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)

Inclusions: Hot Tub, TV Mounts, Freezer in basement, Electric Awning

Your dream home awaits in the prestigious community of Riverstone in Cranston. This exceptional 4-bedroom, 3.5-bath executive residence offers nearly 3,600 sq. ft. of meticulously crafted living space, seamlessly blending luxury, comfort, and everyday functionality in a setting that feels like a private retreat. From the moment you step inside the foyer, you're welcomed by soaring ceilings, expansive sun-filled spaces, and upscale finishes like hardwood and ceramic tile flooring throughout the main level. At the heart of the home is a stunning chef-inspired kitchen, beautifully appointed with quartz countertops, full-height cabinetry, an oversized island, built-in oven and microwave, gas cooktop with a designer hood fan, and a walk-through pantry that connects to a thoughtfully designed mudroom. The main floor also features a private office ideal for working from home and an inviting living room anchored by a warm gas fireplace. Upstairs, unwind in the serene primary retreat, complete with a spa-like ensuite showcasing dual vanities, a deep soaker tub, and a steam shower for a truly elevated experience. The custom walk-in closet offers sleek, built-in organization. Two additional spacious bedrooms, a generous bonus room, convenient upper-level laundry, and a full 4-piece bathroom complete the upper level. The fully developed basement extends your living space with a large recreation area, additional family space, a fourth bedroom, a full bathroom, and ample storage perfect for entertaining or accommodating guests. Step outside to your beautifully landscaped backyard oasis, featuring a spacious deck and a private hot tub ideal for relaxing or hosting in any season. Additional highlights include central air conditioning, built-in speakers on every level, a fully insulated garage, and recent updates including new carpet and fresh paint (2022).

Ideally located just steps from the Bow River, scenic walking and bike paths, parks, and amenities, this home offers an exceptional lifestyle in one of Calgary's most sought-after communities. Opportunities like this are rare- experience it for yourself.