



GRASSROOTS
REALTY GROUP

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68 Cranbrook Cape SE
Calgary, Alberta

MLS # A2313924



\$1,099,999

Division:	Cranston		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,389 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Back Lane, No Neighbours Be		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Quartz Counters		

Inclusions: All built in ceiling speakers, garage door opener, keys - all, TV wall mounts x 2, garage keypad, decorative floating shelves in living room x 2, doorbell cam and 2 additional exterior cameras, water filtration to kitchen sink

AMAZING PRICE. An Exceptional Luxury Residence offering unobstructed views of the picturesque escarpment hills in Cranston's prominent community of Riverstone. Nestled on a quiet cul-de-sac pie lot in the Bow River Valley & surrounded by the natural scenery of Fish Creek Park this like-new custom bungalow is the perfect balance of relaxed sophistication, contemporary design & thoughtful functionality. The inspired interior delivers over 2700 SF of curated living space where the main floor's open kitchen, dining & living areas showcase high calibre finishes. Two-toned extended cabinets, stunning quartz, & stainless-steel appliances bring style & function to the luxe kitchen boasting a wealth of storage, induction stove-top, quartz counters, oversized pantry & an island with seating for 3. The dining & living areas sit across a backdrop of expansive glass with viewpoints to the escarpment & provides access to the rear deck. A custom credenza & floating shelves elevate the inviting fireplace bringing an air of casual elegance to the sunlit living room. The spacious owner's suite features a large primary bedroom with beautiful views & gorgeous floor-to-ceiling window coverings, an indulgent spa-like ensuite with dramatic vanity & tiling, luxurious stand-alone tub, separate oversized shower & heated floors! Built-in shelving provides organization to the walk-in closet while a folding table & extra storage bring added convenience to the laundry room. Completing the main floor is a charming powder room detailed with designer wallpaper & a spacious mudroom offering ample room for storage & a small workstation. The warm vinyl plank flooring extends down the staircase & throughout the fully developed walk-out lower level. Finished to the same exacting standards this floor likewise enjoys uninterrupted views while providing direct access to the lovely

patio. Two generous bedrooms offer flexibility for a variety of lifestyle needs — one capturing the escarpment views & boasting custom drapery & the other featuring its own walk-in closet making them equally well-suited as a guest room, home office, or a gym. A 2nd full bathroom with heated floors rounds off this delightful level. Not to be outdone by the extraordinary interior, the exterior's sleek appearance creates a sense of arrival. The private backyard is a peaceful spot to host summer barbecues or simply unwind under the stars. Other highlights of this remarkable property incl. 1) 10' ceilings & 8' doors, 2) ceiling speakers, 3) water softener, 4) a/c & 5) double garage with additional height & wired for EV charger. Please see a full list of features in the supplements. A short stroll to the river & scenic pathways & easy access to Deerfoot & Stoney Trails & the Cranston Resident's Association at Century Hall offering indoor & outdoor recreational amenities, programs & events, & banquet & meeting room rentals. This exquisite gem delivers it all — a beautiful home nestled in nature, an active lifestyle & a connected community.