



**152 Cranbrook Gardens SE
Calgary, Alberta**

MLS # A2314064



\$925,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,157 sq.ft.	Age:	2021 (5 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, Creek/River/Stream/Pond, Environ		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s), Wired for Sound

Inclusions: Window coverings & blinds (including curtains, curtain rods, drapes, and sheers), All wall and ceiling mounted light fixtures, Garage door opener & associated remote(s), TV wall mount, Backyard gazebo, Electric blinds

No neighbours behind | Walkout basement | Impressive landscaping | Welcome to an exceptional offering in the prestigious Riverstone community, where refined living meets everyday convenience. Boasting 2,836 SqFt of exquisitely upgraded living space, this 4-bedroom, 3.5-bathroom split-level home is thoughtfully designed for both family life and elevated entertaining. The chef-inspired kitchen is a true centerpiece, featuring quartz countertops, ceiling-height cabinetry, a custom tile backsplash, glass cabinet accents, and a premium built-in gas range with wall oven and microwave. A pot filler and expansive pantry complete the space, making it as functional as it is beautiful. Upstairs, three spacious bedrooms offer oversized closets and expanded windows, while the luxurious 5-piece ensuite impresses with a standalone tub and full tile extended shower. The fully developed basement is bright and inviting with 9.5-foot ceilings, oversized windows, and a large sliding glass door. It includes a generous recreation area, fourth bedroom, office, and a convenient full bathroom with a walk-in tile shower. Outdoors, the extensively landscaped tiered backyard is a private oasis, featuring multiple seating areas, brushed concrete steps, unique hexagonal paving stones, and striking rock walls. A full-width balcony enhances your outdoor living experience. Surrounded by parks, wetlands, and scenic Bow River pathways, and just 3 minutes to Stoney Trail, this home offers the perfect blend of luxury, lifestyle, and location for the discerning buyer.