



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**203 Cranbrook Park SE**  
**Calgary, Alberta**

**MLS # A2329185**



**\$974,900**

|                  |                                                                               |               |                  |
|------------------|-------------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Cranston                                                                      |               |                  |
| <b>Type:</b>     | Residential/House                                                             |               |                  |
| <b>Style:</b>    | 4 Level Split                                                                 |               |                  |
| <b>Size:</b>     | 2,184 sq.ft.                                                                  | <b>Age:</b>   | 2020 (6 yrs old) |
| <b>Beds:</b>     | 3                                                                             | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached, Driveway, Insulated                                   |               |                  |
| <b>Lot Size:</b> | 0.12 Acre                                                                     |               |                  |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Level, Private, Rectar |               |                  |

|                    |                                                                                                                                                                                                                                                                         |                   |     |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                                                                                                                                                                                                                                              | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                                                                                                                                                                                                                                  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                                                                                                                         | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                                                                                                                                                                                                                    | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Cement Fiber Board, Composite Siding, Wood Frame                                                                                                                                                                                                                        | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                                                                                                                         | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Smart Home, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound |                   |     |
| <b>Inclusions:</b> | Shed, Pergola, Balcony Swing                                                                                                                                                                                                                                            |                   |     |

Welcome home to 203 Cranbrook Park SE! This extensively upgraded home is an entertainer's dream, offering over 3,000 sqft of beautifully developed living space in the picturesque community of Cranston's Riverstone. Thoughtfully customized beyond the original builder specifications, this fully developed home blends premium finishes, smart-home technology, and outstanding indoor-outdoor living. Featuring 3 bedrooms, 3.5 bathrooms, multiple living areas, a double attached garage, and an impressive 170-foot-deep lot, this is truly a one-of-a-kind property. The beautifully designed modern farmhouse exterior showcases black-framed windows, a 9-foot entry door, upgraded exterior lighting, and exceptional curb appeal. Inside, wide-plank hardwood flooring and oversized south-facing windows create a bright, inviting atmosphere. The chef-inspired kitchen features built-in appliances, a full-height quartz backsplash, a 3-inch quartz island, farmhouse sink, under-cabinet lighting, walk-in pantry, and extensive cabinetry. Smart-home technology and upgraded lighting enhance both comfort and functionality. Designed for entertaining, the dining area and great room are centred around a timeless two-way gas fireplace with stone that seamlessly connects to the incredible outdoor living space. The deck spans the entire width of the home and includes a pergola, natural gas line, outdoor speakers, TV connections, and built-in misting system. The spacious backyard provides endless room to entertain, relax, and enjoy time with family. Completing the main floor is a 2-pc powder room and a mudroom with built-in lockers and storage. A unique split-level design offers an impressive 15' x 18' bonus room, perfect as a media room, family lounge, or playroom, with access to a private balcony featuring a hanging swing. Two built-in cubbies

create ideal reading nooks or children's play spaces. Open-riser stairs lead to the upper level, where the spacious primary retreat features integrated ceiling speakers, a walk-in closet, and a spa-inspired ensuite with heated tile floors, dual vanities, a custom shower with body sprayers & rainfall shower, and a deep soaker tub. Two additional bedrooms share a 5-pc bathroom, while the conveniently located laundry room completes the level. The fully developed basement offers an incredible recreation and entertainment space featuring a custom theatre with dedicated seating, built-in bar, full bathroom, generous storage, and the flexibility to add a 4th bedroom. The finished double attached garage includes an epoxy floor and oversized driveway. Additional highlights include custom window coverings, whole-home Sonos audio with indoor and outdoor speakers, central air conditioning, smart lighting, Wi-Fi-connected appliances & irrigation, motion-sensor lighting, in-floor electrical outlets, and countless thoughtful upgrades throughout. Riverstone offers direct access to the Bow River, Fish Creek Provincial Park, extensive pathways, parks, and exceptional schools.