



GRASSROOTS
REALTY GROUP

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500 Cranbrook Gardens SE
Calgary, Alberta

MLS # A2330852



\$1,249,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,288 sq.ft.	Age:	2023 (3 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Enviro		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Welcome to this beautifully upgraded 2023-built Cedarglen home offering over 3,200 sq. ft. of developed living space in the highly desirable community of Cranston. Situated backing onto greenspace with the Bow River and extensive pathway systems nearby, this exceptional two-storey home offers the perfect blend of modern design, thoughtful upgrades, and an incredible lifestyle location. The exterior showcases durable Hardie board siding, Gemstone lighting, triple pane windows throughout, an oversized garage, and a stunning 4-season deck enclosure — a \$25,000 upgrade allowing you to enjoy your outdoor space year-round. Whether enjoying your morning coffee, entertaining guests, or relaxing with family, this beautifully designed outdoor space extends your living area through every season. Step inside to a bright and inviting main floor featuring 8-foot doors, a spacious open-concept layout, and luxury vinyl plank flooring throughout the main living areas. The beautifully upgraded kitchen is the heart of the home, showcasing two-toned cabinetry, quartz countertops, stainless steel appliances, and a large island with ample space for meal preparation and casual gatherings. The kitchen flows seamlessly into the dining and living areas, where an electric fireplace creates a warm and welcoming focal point. A dedicated office with stylish barn doors provides the perfect work-from-home space, while the Lutron lighting system adds modern convenience and smart-home functionality throughout the home. Upstairs offers a functional family-friendly layout with three spacious bedrooms, two full bathrooms, and a generous bonus room ideal for movie nights, a playroom, or an additional gathering space. The upper level features comfortable carpet flooring, creating a warm and inviting atmosphere. The primary bedroom offers a relaxing retreat,

while the additional bedrooms provide plenty of space for family members or guests. The fully finished walkout basement expands the home's living space with two additional bedrooms, a full bathroom, a spacious recreation area, and a wet bar. This versatile lower level is perfect for entertaining, hosting guests, creating a private space for teenagers, or accommodating extended family. With direct access to the backyard and natural light throughout, this level feels like a true extension of the home rather than a traditional basement. Enjoy everything Cranston has to offer with nearby parks, playgrounds, schools, walking and biking pathways, and easy access to Fish Creek Provincial Park and the Bow River. The community offers a welcoming atmosphere with incredible amenities at Century Hall, while nearby Seton provides convenient access to shopping, restaurants, services, and the South Health Campus. With quick access to major roadways, commuting throughout Calgary is simple while still enjoying the peaceful surroundings of this established master-planned community. Book your showing today with your favorite realtor.