



GRASSROOTS
REALTY GROUP

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137 Cranbrook Cove SE
Calgary, Alberta

MLS # A2333775



\$1,019,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,503 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Interior Lot, Lawn, Level, No Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Central Vacuum, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage		

Inclusions: Hot tub, Shed

Welcome to this charming and sophisticated fully finished walkout home in with 4 bedrooms and 4 bathrooms in the highly sought-after community of Cranston's Riverstone. With over 3500 sqft of thoughtfully designed living space and exceptional upgrades, this home is ready to take on the lifestyle of a busy growing family. Stepping inside you'll appreciate a spacious front entry and open floor plan along with the warm hard wood that flows through the main floor all enhanced by a versatile formal dining room slash home office or flex space. Large windows flood the main level with natural light, creating a bright and inviting atmosphere. The heart of the home is the open kitchen & living area, highlighted by a large island, full height cabinetry, accented tile feature, high end stainless appliances including a gas cooktop, quartz counters and beautiful gas fireplace with classic mantel. Additionally, the space offers a bar or dedicated coffee station, breeze through pantry to the ever so stylish mudroom with built-in storage lookers adding both function and design to this gorgeous space. Off the back is the full width upper vinyl deck hosting a gas line, spacious seating and gorgeous views toward the valley, while adding over watch to the yard with kids at play and direct access staircase to below. Upstairs, the luxurious vaulted bonus room awaits for movie nights, game days, or a classic teenage escape. The upper-level laundry is ever so convenient, only matched with practically and function by the highly sought after jack and jill bathrooms between the two large secondary rooms and of course the secondary office space on this level as well. The primary retreat is a true gem, featuring elegant ambiance accented with the luxury of 5-piece ensuite with dual sinks, soaker tub, oversized fully tiled shower and a massive walk-in closet. The professionally finished

walkout basement, completed by the builder, provides enormous open rec space, another flex space for office or gym, a huge fourth bedroom, full 4-piece bathroom and a mechanical area with extensive storage. Step outside to enjoy the custom concrete patio hosting a covered seating area with an additional gas line, a 2021 hot tub, a landing for the stairs and walkway to the front of the property. The large southeast backyard provides plenty of morning and afternoon sun and includes generous plantings and storage shed. This home is equipped with a 3-zone furnace offering comfort to all floors, plus air conditioning - all recently serviced and cleaned. Ideally located, this home offers great views, steps to parks and playgrounds, scenic walking paths and natural reserve areas and of course the majestic Bow River. With easy access to Deerfoot, nearby shopping and amenities and the abundance of schools and the Cranston clubhouse, this home and location perfectly balance convenience, nature, style and function making it an unsurpassable and exquisite gem!